



Regional Planning in Peel

SERVICE REVIEW PRESENTATION

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Regional Planning in Peel

- ❑ **History**
- ❑ **Current Situation**
- ❑ **What we do and why we do it**
- ❑ **Budget and Performance Measurement**
- ❑ **Conclusion and Recommendations**

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History

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- Regional planning in 1950's and 1960's by Metro Toronto Planning Board and Province
- Region created in 1974 with a planning responsibility and separate planning department
- Reviews of planning functions 1982/3, 2000, 2001
- Regional planning functions and responsibilities confirmed after each review

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Johnson Smith International 2000

Regional Planning Responsibilities

- To sustain a long term vision and planning framework for the Region as a whole
- To represent and protect Regional and Provincial interests in the short and long term

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Regional EMT thought the Planning Department should:

- Have a strong and independent profile/function
- Guide and coordinate growth and development in the Region
- Planning at the Region is more than land use planning
- Influence the evolution of the GTA
- Provide data to support operations and decision making in other departments
- Improve and expand the research and policy function

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Area Municipalities identified Regional Planning roles as:

- Maintaining Regional official plan
- Reviewing subdivisions and local official plan amendments from regional and provincial perspective
- Developing and implementing broader regional policy especially on inter-municipal and inter-regional issues
- Undertaking long range transportation planning
- Providing statistical data including monitoring
- Working with local municipalities to create common frameworks/database for GIS

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May 2000 Council Decided

- Planning Department remain a separate department
- CAO to begin process to recruit a Planning Commissioner using a revised job description to implement recommendations of the Report
- Once hired new Planning Commissioner to come back to Council with a reorganized Department to implement the revised mandate

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December 2001 Council Agreed

- ❑ Approved a matrix defining roles of Region and Area Municipalities
- ❑ Department restructured into 3 Divisions
- ❑ Transportation Planning separate Division
- ❑ 7 Staff added to the full time complement

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Evolution of Provincial Planning

- ❑ Prior to Regional Government Province responsible for large scale planning
- ❑ Region took on administrative responsibility for development approvals
- ❑ Mid 1990's development approvals to Regions with opportunity to sub-delegate to Area Municipalities
- ❑ Council has delegated everything it is allowed to delegate to Area Municipalities
- ❑ *Planning Act* requires Peel to have an official plan
- ❑ PPS 1997 prescribes matter to be addressed in the Official Plan
- ❑ "Who does what" and 1990's downloading resulted in more responsibility for Region in the Long Range Transportation Planning
- ❑ PPS 2005 prescribes specific responsibilities for Region

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Current Situation

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The Imminent Future

- A new era of leadership in planning by the Province
- Province has released the Greenbelt Plan, a new Provincial Policy Statement, will shortly release a new growth plan, a GTA Transportation Strategy and proposed Source Water Protection legislation
- The Federal Government will require the creation of a Community Sustainability Plan as a condition of accessing the Gas Tax Program. This will be part of the Liveable Peel initiative

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Staff direction from the special Regional Council Meeting on November 25, 2004 included:

- 1. IMPSC (Inter Municipal Planning Sub Committee) meet with regards to the role of Regional Planning**
- 2. No replacement staff to be hired until the review is completed**

Subsequently, Regional Council deferred the meeting of IMPSC until the Facilitator's Report had been dealt with.

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Current Situation:

- August 11, 2005 – CAO proposed Planning Review Presentation to take place before Council on September 15, 2005**
- Council referred the presentation to be reviewed by Area Municipal Staff**
- Planning Commissioners Meeting November 10, 2005**

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**Regional and Area Municipal Planning Commissioners Meeting
November 10, 2005**

General Agreement That:

- Distinct mandate for Regional Planning
 - Legislation
 - 2005 PPS
 - Inter-Regional GTA wide planning
 - Inter Municipal planning

- Distinct mandate for local planning
 - Legislation
 - Practice of how planning is carried out in Peel

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**Regional and Area Municipal Planning Commissioners Meeting
November 10, 2005 (Cont.)**

- Regional and Area Municipalities will review and refresh the Regional & Area Municipal Planning matrix which was approved by Council December 2001

- Region and Area Municipalities will review the nature and scope of Regional comments on development applications

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WHO WE ARE

***WHAT WE DO
AND
WHY WE DO IT***

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Who We Are – Based on 2001 Council Direction

- **Planning Policy and Research**
 - The Official Plan
 - Data and Research
 - Policy Development

- **Transportation Planning**
 - Long Range Transportation Plan
 - Data and Modelling
 - Transportation Studies

- **Development Planning Services**
 - Provincial and Regional Policy Implementation
 - Obtaining Regional requirements
 - Coordinating response to external EAs
 - Planning Consulting for Regional departments

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- Derivation of our responsibilities
 - Legislated
 - The Regional & Area Municipal Planning Matrix
 - Corporate Strategic Plan – *Goals 2 and 3*
 - Council Approved Directions

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Why we do it – Legislated by Planning Act



1. Peel is required to have an Official Plan
2. Role in development approvals
3. 2005 PPS requirements
4. By-Laws to conform
5. Provincial interface



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Why we do it (1) Legislated: Official Plan



Having an Official Plan means:

- Keeping it current
- Five year review
- Monitoring how successful it is
- Data collection, analysis and research as basis for work
- Implementing through programs of Council

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Why we do it – (2) Legislated: Development Approvals



- Council is approval authority of subdivisions-
sub delegated to area municipalities
- Commenting agency to Area Municipalities
- Through the process
 - Implement 2005 PPS
 - Implement ROP Policies
 - Obtain our requirements

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Why we do it (3) Legislated by Planning Act

2005 PPS - Upper tier specifically required to:

- Coordinate with adjacent municipalities (1.2.1)
- Identify, coordinate and allocate population, housing and employment projections (1.2.2)
- Identify where growth will take place including nodes and corridors (1.2.2)
- Identify targets for intensification and redevelopment (1.2.2)
- Identify density targets for transit corridors (1.2.2)
- Provide policy direction to lower tier on matters that cross inter municipal boundaries (1.2.2)
- Provide direction on land and housing unit supply (1.4.2)

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Why we do it (4) Legislated: By-Laws to Conform

- All by law's and public works are required to conform to the Regional Official Plan
 - Local official plans and amendments
 - Zoning by-laws
 - Region's development charge by-law
 - Region's capital program
- Requires review, discussion and potentially changes

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Why we do it (5) Legislated: Provincial Interface

- Peel is part of the GTA and Greater Golden Horseshoe
 - **Planning Act and PPS require consideration of inter governmental issues**
 - **Places to Grow Act**
 - **Oak Ridges Moraine Act**
 - **Greenbelt Act**
 - **Niagara Escarpment Act**
- Opportunity for Regional Council to take a position on issues common to local Municipalities
- Allows Council to debate and resolve inter-municipal issues

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Why we do it: Regional & Area Municipal Planning Matrix

- Approved by Council in 2001
- Area Municipal Staff involved in its creation
- Objective to ensure no duplication

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Why We do it: Regional & Area Municipal Planning Matrix

- The matrix prescribes:
 - Regional Role
 - Area Municipal Role
 - Positions Taken/Techniques used by Region
 - Comment

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Why We do it: Regional & Area Municipal Planning Matrix

- Greenland System
- Natural Hazards
- Prime Agricultural Land
- Mineral Aggregates
- Water Resources
- Recreation
- Cultural Heritage
- Population and Employment Forecasts

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Why We do it: Regional & Area Municipal Planning Matrix

- Private Roads
- Conditions
- Provincial Overview Process
- Noise
- Airport Noise
- Demographic and socio-economic data
- Environmental Assessments
- Local Official Plan Amendments
- Environmental Impact Assessments

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Why We do it: Regional & Area Municipal Planning Matrix

- 2021 Regional Urban Boundary
- The Urban System
- The Rural System
- Housing
- Transportation
- Regional Services
- Soil Contamination/Site Reuse
- Crime Protection through Environmental Design

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Why we do it: Council Approved Direction

- **Implement the Strategic Plan**
- **Transportation Planning**
- **Liveable Peel**
- **Updating Regional Official Plan – ROPSU**
- **Implementation of the Regional Official Plan**
- **Obtain Regional requirements**
- **Intergovernmental/ inter-municipal coordination**
- **Support Council approved programs in other departments**
 - **Consistent forecasts**
 - **Front end of EA's**
 - **Transportation Planning**
 - **Planning consultant for Regional projects**
 - **Human services Planning**

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Why We do it: Corporate Strategic Plan

- **Goal 2: Assess and manage all aspects of growth that affect Peel services to ensure a more liveable region**
 - 2.1 Assess and manage the environmental, human service and financial impacts of growth as it relates to the provision of Regional Services
 - 2.2 Ensure the Regional infrastructure can be provided and maintained in existing and planned communities
 - 2.3 Partner with municipalities, other governments and agencies to ensure the efficient and sustainable use of land
 - 2.4 Optimize the use of Regional Infrastructure and services
 - 2.5 Partner with all levels of government to develop accessible, affordable and integrated transportation and transit systems
 - 2.6 Conserve Peel's agricultural and natural resources while providing for growth

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Why We do it: Corporate Strategic Plan

- **Goal 3: Preserve, protect and enhance Peel's natural environment and resources**
 - 3.1 Implement Strategies for education and outreach on environmental issues
 - 3.2 Implement strategies to improve air quality
 - 3.3 Manage energy use, and create and implement conservation measures
 - 3.4 Protect significant natural features and environmentally sensitive areas
 - 3.5 Support the preservation of natural heritage systems
 - 3.6 Protect the quantity and improve the quality of water resources
 - 3.7 Minimize waste to reduce its impact on the environment

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Recap:

Department's responsibilities based on:

- Legislation
- The Regional & Area Municipal Planning Matrix
- Corporate Strategic Plan
- Council approved directions

Area Municipal Commissioners agreed:

- Distinct mandate for Regional Planning
- Distinct mandate for Local Planning
- To review and refresh matrix
- To review nature and scope of Regional comments on development applications

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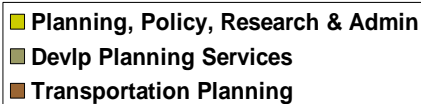
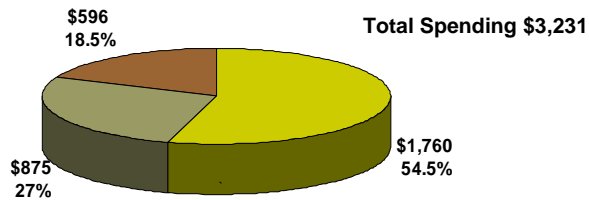
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Budget and Performance Measurement

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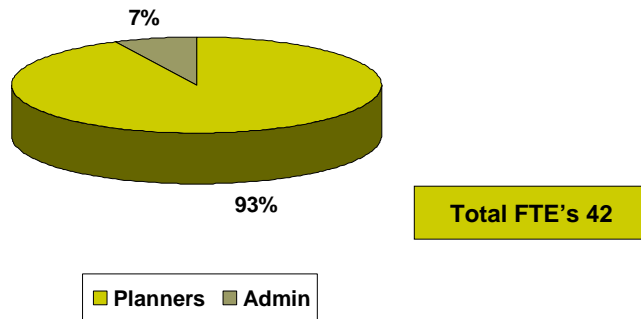
Current Budget – Total Spending (\$000)



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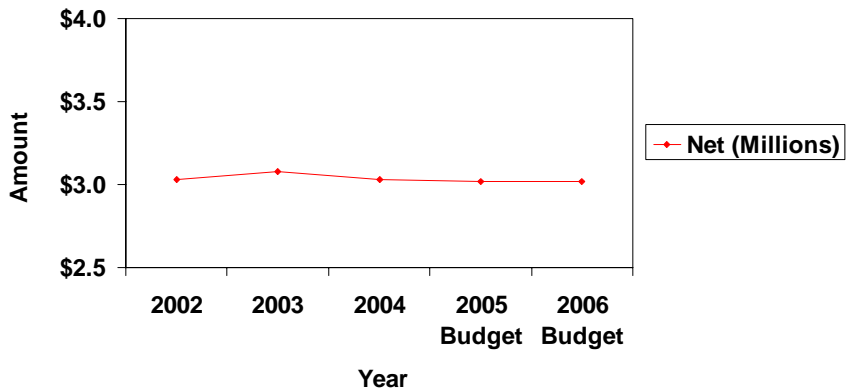
Staffing:



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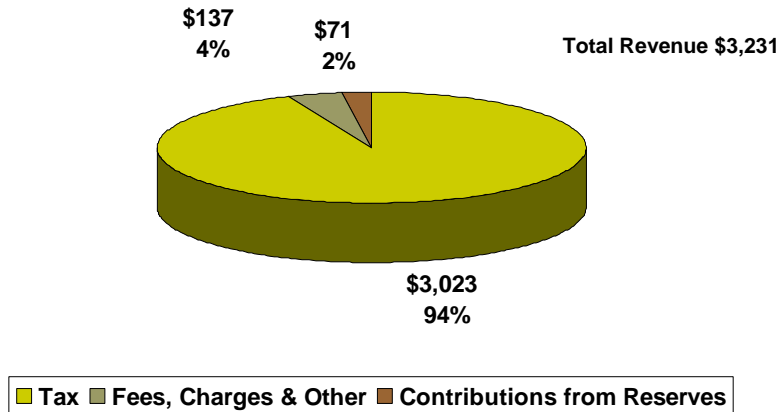
Current Budget – Net Expenditure



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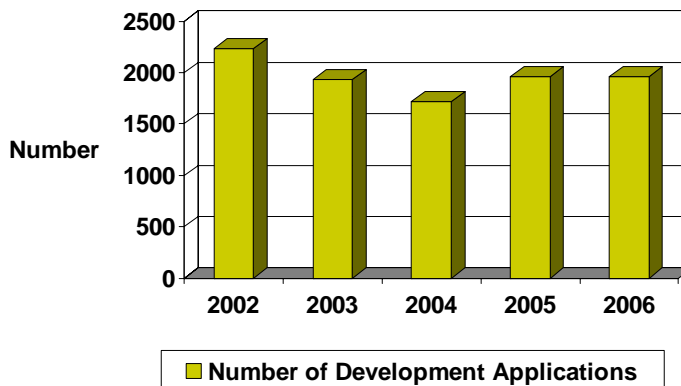
Current Budget – Revenue Sources (\$000)



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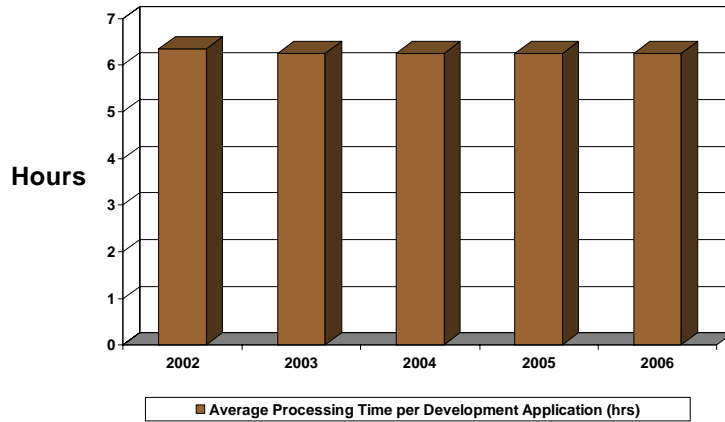
Performance Measures – Service Level



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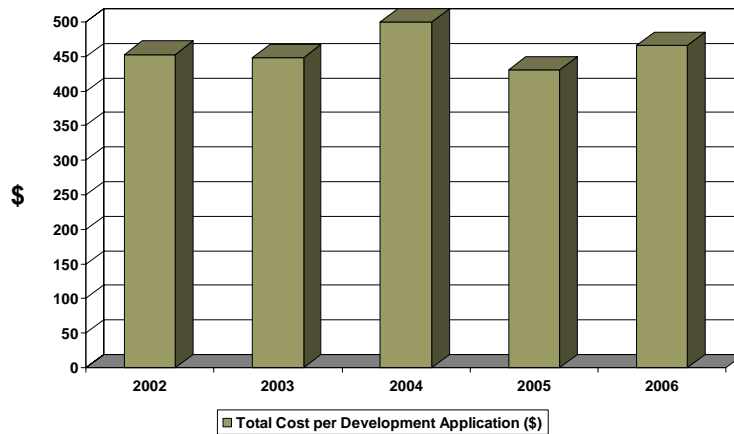
Performance Measures – Customer Impact



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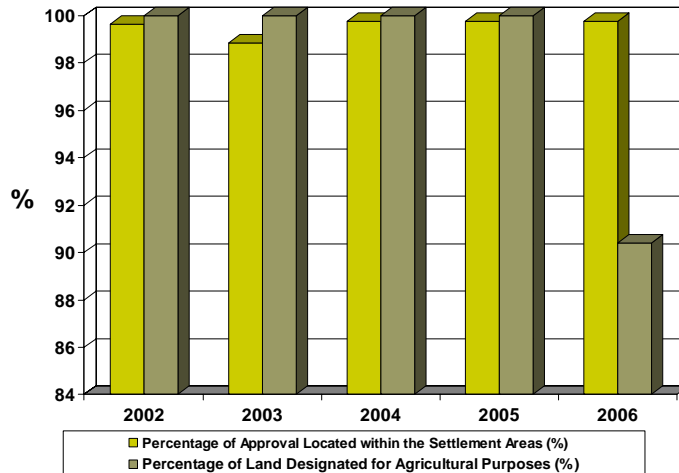
Performance Measures – Customer Impact



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Performance Measures – Community Impact



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Benchmark (2004 MPMP Measures)

Measure	Peel Value	MPMP Average	Peel Rank	Peel Quartile
Percentage of New Lots, Blocks and/or New Units with Final Approval Located within the Settlement Areas (%) (MPMP)	99.70	88.00	3/11	1
Percentage of Land Designated for Agricultural Purposes not Re-designated for other Uses during the Reporting Year (%) (MPMP)	100.00	99.70	1/11	1

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Development Planning Services 2006 Projects

- Refinement of Regional & Area Municipal Planning Matrix
- Increased role in PPS Implementation
- Bram West Secondary Plan, NW Brampton OMB, Caledon-Mayfield West OPA
- User fees increase
- Process Development Applications

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Transportation Planning 2006 Projects

- Implement Smart Commute Program in Peel in coordination with the GTA program
- Implement Regional Goods Movement policies
- Conduct Peel Region Transportation Funding Study
- Work with the anticipated GTTA in developing and implementing the GTA Transportation Strategy
- Conduct the 2006 Peel Cordon Count Program; work with GTA partners to conduct the 2006 Transportation Tomorrow Survey

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Transportation Planning 2006 Projects (Cont.)

- Develop long range transportation plans, e.g., Peel/York and Peel/Halton Road Network Reviews, East-West Arterial and N/S Corridor
- Provide transportation planning support to other departments and area municipalities
- Contribute to the development of Roads Capital Plan and the DC Bylaw Updates
- Develop and update transportation models
- Defend Regional transportation policies at the OMB, e.g., ROPA 16

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Planning Policy and Research 2006 Projects

- Liveable Peel studies addressing long-term growth and socio-economic issues
- Liveable Peel conference
- Respond to and implement Provincial initiatives, such as Places to Grow and Source Water Protection
- Initiate next Regional Official Plan Review
- Address regional policy issues on OMB hearings, such as North-West Brampton
- Monitor the Regional Official Plan
- Research and prepare amendments on policy issues
- Expand the capabilities of the Peel Data Centre

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Service Option for Consideration

Option	Category	2006 \$000 s	Annualized \$000s	Impact on Taxpayers
1	Increase Develop. Application Fees	35	45	Study underway. To be discussed with development industry in December. Assuming a 50% increase in fees. Report to Council in the New Year

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Conclusion and Recommendations

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- **Planning Act** gives specific responsibilities to Peel
 - Required to have an Official Plan
 - Required to implement Provincial Policy Statement
 - Approval Authority for local Official Plans
 - Required to implement its Official Plan
- Council has delegated all the approval functions to Area Municipalities, but must take positions in the interests of its businesses
- The Planning Department was reviewed by an external consultant in 2000
- Council approved a revised mandate in 2000
- Council approved a new mandate, objectives and work plan for the department in 2001

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- Council approved the Matrix of Roles and Responsibilities in 2001. This has guided regional work since then – very few issues have arisen.
- Regional businesses e.g. infrastructure and human services require data and planning as input into their operations
- Current Provincial Initiatives will add to Peel's responsibilities in the short term future

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Next Steps:

- **Staff report back to Council on proposed development application fee increase**
- **Staff report back to Council with a revised matrix**

Mandate: *Peel Planning will manage growth and change to create a more Liveable Region*