

DRAFT DECISION

With respect to Regional Official Plan Amendment No. 24 Subsection 17(34) of the Planning Act

I hereby approve all of Amendment No. 24 to the Official Plan for the Regional Municipality of Peel, as adopted by By-law No. 34-2010, with the following modifications:

Part B - The Amendment

1. **Item #1**, on page 8, as it relates to **Section 1.2** is modified by:
 - a. replacing “December 31, 2009” with “January 1, 2010”;
 - b. inserting “*Provincial Policy Statement, 2005*, Lake Simcoe Protection Plan,” after “areas covered by the”;
 - c. inserting “for the Greater Golden Horseshoe” after “Growth Plan”; and
 - d. inserting “and policies” after “a conflict, these provincial plans.”
2. **Item #1 (New Amendment)**, on page 8, as it relates to **Section 1.2** is modified by inserting “Peel Region recognizes that the Lake Simcoe Protection Plan, prepared in accordance with the *Lake Simcoe Protection Act, 2008*, came into effect on June 2, 2010. The Lake Simcoe Protection Plan is a watershed-based plan that provides a roadmap to help restore and protect the health of Lake Simcoe. Peel Region shall review the Lake Simcoe Protection Plan and incorporate policies to enable its implementation through a future Official Plan Amendment.” at the end of Section 1.2.
3. **Item #3**, on page 8, as it relates to **Section 2.1.1** is modified by inserting “, the Lake Simcoe Protection Plan, the Parkway Belt West Plan,” after the words “the Greenbelt Plan.”
4. **Item #6**, on page 9, as it relates to **Paragraph 2 of Section 2.2.10** is modified by inserting “that are mapped on Schedules B and D” after “agricultural and rural areas.”
5. **Item #6**, on page 9, as it relates to **Section 2.2.10** is modified by inserting the following paragraph after the fifth paragraph: “Within the Parkway Belt West Plan Area, the requirements of the Parkway Belt West Plan, established under the *Ontario Planning and Development Act, 1994* continue to apply and

the Protected Countryside policies do not apply with the exception of Sections 3.2 and 3.3.”

6. **Item #6**, on page 9, as it relates to now **Paragraph 8 of Section 2.2.10** is modified by inserting “the Lake Simcoe Protection Plan, the Growth Plan, the *Provincial Policy Statement, 2005*,” after “provisions of the Greenbelt Plan.”
7. **Item #6**, on page 9, as it relates to now **Paragraph 8 of Section 2.2.10** is modified by inserting “at the time of municipal conformity” after “and local circumstances” and “prior to December 16, 2004,” after “results into its official plan,”.
8. **Item #6**, on page 10, as it relates to now **Paragraph 9 of Section 2.2.10** is modified by replacing “considering” with “minimizing.”
9. **Item #6**, on page 10, as it relates to now **Paragraph 10 of Section 2.2.10** is modified by inserting “by regulation or established through policies in the Greenbelt Plan,” after “may be otherwise prescribed.”
10. **Item #6**, on page 10, as it relates to **Section 2.2.10.1** is modified by replacing and “rural areas” with “rural and agricultural areas.”
11. **Item #6**, on page 11, as it relates to **Section 2.2.10.3.4** is modified by replacing “as defined under the *Greenbelt Act, 2005*,” with “made under the *Ontario Planning and Development Act, 1994*, the *Planning Act*, and the *Condominium Act, 1998* which were.”
12. **Item #6**, on page 11, as it relates to **Section 2.2.10.3.6** is modified by inserting “, as defined by Ontario Regulation 59/05,” after “Greenbelt Plan Area.”
13. **Item #6**, on page 11, as it relates to **Section 2.2.10.4** is modified by inserting “which are mapped on Schedules B and D respectively.” after “prime agricultural areas, and rural areas.”
14. **Item #6 (New Amendment)** on page 12, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.2** which reads “Other uses may be permitted subject to the general policies of Sections 4.2 to 4.6 of the Greenbelt Plan.” after Section 2.2.10.4.1. Renumber subsequent sections accordingly.
15. **Item #6**, on page 12, as it relates to renumbered **Section 2.2.10.4.3** is modified by adding “at the time of conformity” after “*prime agricultural* and *rural area* designations.”

16. **Item #6 (New Amendment)**, on page 12, as it relates to former **Section 2.2.10.3** is deleted in its entirety. Renumber subsequent sections accordingly.
17. **Item #6 (New Amendment)**, on page 12, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.4** which reads “New land uses and new or expanding livestock facilities shall comply with the minimum distance separation formulae.” after Section 2.2.10.4.3. Renumber subsequent sections accordingly.
18. **Item #6**, on page 13, as it relates to renumbered **Section 2.2.10.4.7** is modified by inserting “recognizing that an amendment to the Greenbelt Plan will be required before an expansion may be permitted” after “2.2.10.4.37 of this Plan” and replacing “policies 2.2.10.4.21 to 2.2.10.4.26” with “policies 2.2.10.4.31 to 2.2.10.4.36.”
19. **Item #6 (New Amendment)**, on page 13, as it relates to **Section 2.2.10.4**, is modified by inserting **Section 2.2.10.4.9** which reads “New multiple units or multiple lots for residential dwellings shall not be permitted in rural areas.” after renumbered Section 2.2.10.4.8. Renumber subsequent policies accordingly.
20. **Item #6 (New Amendment)**, on page 13, as it relates to **Section 2.2.10.4**, is modified by inserting **Section 2.2.10.4.10** which reads “Direct the Town of Caledon and the City of Brampton to identify key natural heritage features and key hydrologic features in their Official Plans.” after renumbered Section 2.2.10.4.9. Renumber subsequent policies accordingly.
21. **Item #6**, on page 14, as it relates to renumbered **Section 2.2.10.4.13** is modified by:
 - a. replacing “to include policies in their official plans” with “in developing official plan policies”;
 - b. inserting “and” after “*key natural heritage features*”; and
 - c. replacing “and other natural features” with “or their functions.”
22. **Item #6 (New Amendment)**, on page 14, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.14** which reads “New buildings or structures for agriculture, agricultural-related and secondary uses are subject to the Greenbelt policies related to key natural heritage features and key hydrologic features policies rather than policies related to the Natural Heritage System.” after renumbered Section 2.2.10.4.13.

23. **Item #6 (New Amendment)**, on page 14, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.15** after the policy proposed above and renumber subsequent sections accordingly:

New development or site alteration in the Natural Heritage System shall demonstrate that:

a) there will be no negative effects on key natural heritage features or key hydrologic features or their functions;

b) connectivity between key natural heritage features and key hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;

c) the removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided; and

d) the disturbed area of any site does not exceed 25 percent, and the impervious surface does not exceed 10 percent, of the total developable area except for recreational uses and non-renewable resources as identified in the Greenbelt Plan. For golf courses, the disturbed area shall not exceed 40 percent of the site.

24. **Item #6 (New Amendment)**, on page 14, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.16** which reads "Prohibit an urban use in the Natural Heritage System which is planned to serve an adjacent urban use." after the policy proposed above.

25. **Item #6 (New Amendment)**, on page 15, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.18** which reads "Take a comprehensive, integrated and long-term approach to the protection, improvement and restoration of the quality and quantity of water through a systems approach." before renumbered Section 2.2.10.4.19.

26. **Item #6**, on page 15, as it relates to renumbered **Section 2.2.10.4.19** is modified by replacing "Promote watershed planning to" with "Ensure watershed plans."

27. **Item #6**, on page 15, as it relates to renumbered **Section 2.2.10.4.20** is modified by inserting ", such as wellhead protection areas," after "and ground water areas."

28. **Item #6**, on page 16, as it relates to renumbered **Section 2.2.10.4.24** is modified by deleting "where such identification is technically feasible, unless

municipal criteria achieve the same objective in which case the municipal criteria will apply” after “criteria established by the Province.”

29. **Item #6**, on page 16, as it relates to renumbered **Section 2.2.10.4.25** is modified by replacing “Section 2.3.2.5” with “Sections 3.2.4.4 and 3.2.4.5 of the Greenbelt Plan and Section 2.3.2.5 of this Plan.”
30. **Item #6 (New Amendment)**, on page 16, as it relates to **Section 2.2.10.4**, is modified by inserting **Section 2.2.10.4.26** which reads “New buildings and structures for agricultural uses will be required to provide a 30 metre vegetation protection zone from a key natural heritage feature or key hydrologic feature in accordance with the Greenbelt Plan.” after renumbered Section 2.2.10.4.25. Renumber subsequent sections accordingly.
31. **Item #6 (New Amendment)**, on page 16, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.27** which reads “Promote planning and design that ensures the external connections identified on Schedule D3 are maintained and/or enhanced.” before renumbered Section 2.2.10.4.28. Renumber subsequent sections accordingly.
32. **Item #6 (New Amendment)**, on page 16, as it relates to **Section 2.2.10.4** is modified by inserting **Section 2.2.10.4.29** which reads “Encourage stewardship, remediation and appropriate park and trail initiatives that strive to enhance the ecological features and functions found within valley systems.” after renumbered Section 2.2.10.4.28. Renumber subsequent sections accordingly.
33. **Item #6**, on page 17, as it relates to renumbered **Section 2.2.10.4.31** is modified by replacing “Direct the City of Brampton and the Town of Caledon to include, in their official plans, policies to prohibit settlement areas outside the Greenbelt to expand into the Greenbelt.” with “Prohibit settlement areas outside the Greenbelt to expand into the Greenbelt.”
34. **Item #6**, on page 17, as it relates to renumbered **Section 2.2.10.4.33** is modified by replacing “Permit” with “Subject to a Greenbelt Plan Amendment and a *Regional Municipal Comprehensive Review*, consider.”
35. **Item #6**, on page 17, as it relates to renumbered **Section 2.2.10.4.35** is modified by inserting “to the Greenbelt Plan” after “at the time of municipal conformity.”
36. **Item #6**, on page 19, as it relates to **Section 2.2.10.5.4** is modified by deleting Section 2.2.10.5.4 in its entirety and replacing it with the following:

- 2.2.10.5.4 Prohibit residential dwelling units in association with recreational uses unless the dwelling units are intended for an employee of the proposed use.
- 2.2.10.5.5 Require an application to establish or expand a major recreational use in the Natural Heritage System be accompanied by a Vegetation Enhancement Plan in accordance with the Greenbelt Plan.
- 2.2.10.5.6 Require an application to expand or establish a major recreational use be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.
- 2.2.10.5.7 Permit the establishment of small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) within key natural heritage features and key hydrologic features.

Renumber subsequent sections accordingly.

- 37. **Item #6**, on page 20, as it relates to renumbered **Section 2.2.10.5.10** is modified by replacing “a key natural heritage feature or key hydrologic feature and their associated vegetation protection zones” with “the vegetation protection zone of a key natural heritage feature or key hydrologic feature.”
- 38. **Item #6 (New Amendment)**, on page 20, as it relates to **Section 2.2.10.5** is modified by inserting **Section 2.2.10.5.11** which reads “Carry out renewable natural resource activities within *key natural heritage features* or *key hydrologic features* in a manner that maintains or, where possible, improves these features and their functions. Renewable resources are those non-agriculture-based natural resources that support uses and activities such as forestry, water taking, fisheries, conservation and wildlife management.” after Section 2.2.10.5.10. Renumber subsequent sections accordingly.
- 39. **Item #6**, on page 21, as it relates to renumbered **Section 2.2.10.5.14** is modified by replacing “have approvals for such services” with “had approvals for such services as of December 16, 2004.”
- 40. **Item #6**, on page 22, as it relates to renumbered **Section 2.2.10.5.17** is modified by replacing “the date the Greenbelt Plan came into effect” with “December 16, 2004.”
- 41. **Item #6**, on page 22, as it relates to renumbered **Section 2.2.10.5.22** is modified by:

- a. replacing “Prohibit mineral aggregate operations or wayside pits within the Protected Countryside of the Greenbelt; unless the appropriate requirements” with “Mineral aggregate operations or wayside pits within the Protected Countryside of the Greenbelt are permitted provided they meet the requirements”; and
 - b. deleting “, have been addressed to the satisfaction of the Region of Peel, the City of Brampton and the Town of Caledon, in consultation with the applicable conservation authority and the Ministry of Natural Resources.” after “Town of Caledon official plans.”
42. **Item #6 (New Amendment)**, on page 23, as it relates to **Section 2.2.10.5** is modified by inserting **Section 2.2.10.5.24** which reads “Where new licences will be undertaking rehabilitation of mineral aggregate operation sites in the Protected Countryside they will do so in accordance with Section 4.3.2.5 of the Greenbelt Plan.” after renumbered Section 2.2.10.5.23.
43. **Item #6**, on page 23, as it relates to renumbered **Section 2.2.10.5.27** is modified by:
- a. replacing “on the day before the Greenbelt Plan came into force” with “on December 15, 2004” in a);
 - b. replacing “the date the Greenbelt Plan came into force” with “December 16, 2004” in b);
 - c. replacing “Outside” with “outside” in c); and
 - d. inserting “may be considered” after “structures to both” in d).
44. **Item #21**, on page 25, as it relates to **Section 3.5.2.6** is modified by not deleting the words “on the Oak Ridges Moraine” and adding the words “in the Greenbelt.”
45. **Item #23**, on page 26, as it relates to **Section 3.2.2.11** is modified by inserting “, or any other settlement areas in the Town of Caledon.” after “Bolton Rural Service Centres.”
46. **Item #25**, on page 26, as it relates to **Section 4.1.1, Purpose, Paragraph 4** is modified by replacing “, changing provincial policy framework or Census of Canada results” with “and changing provincial policy framework.”
47. **Item #28**, on page 27, as it relates to **Section 4.2.2.2** is modified by adding “of Section 4.2.2.1 and by deleting Section 4.2.2.2 in its entirety.” after “in line one.”

48. **Item #30 (New Amendment)**, on page 27, as it relates to **Section 4.2.2.5** is modified by replacing “Direct the area municipalities to use” with “Use.” Renumber subsequent amendments accordingly.

49. **Item #31 (former Item #30)**, on page 27, as it relates to **Section 4.2.2.6** is modified by:

- a. inserting “Province and” after “jointly with the”; and
- b. inserting “at least every five years” after “in Table 3.”

50. **Item #32 (New Amendment)**, on page 27, as it relates to **Section 4.2.2.7** is modified by inserting “Monitor, in cooperation with the area municipalities, residential and employment growth on an annual basis to ensure the intensification, density and housing targets identified in this Plan are met.” after renumbered Section 4.2.2.6.

51. **Item #33 (former Item #31)**, on page 28, as it relates to **Table 3** is modified by replacing

2011 Total Peel Population = 1,323,000
2011 Total Peel Employment = 665,000
2031 Total Peel Population = 1,641,000

with

2011 Total Peel Population = 1,320,000
2011 Total Peel Employment = 730,000
2031 Total Peel Population = 1,640,000.

52. **Item #39 (former Item #37)**, on page 29, as it relates to **Section 5.2.1.3** is modified by inserting “of this Plan” after “intensification and density targets.”

53. **Item #40 (former Item #38)**, on page 29, as it relates to **Section 5.2.2.1** is modified by replacing “the Growth Plan policies and targets” with “the policies and targets of this Plan.”

54. **Item #41 (New Amendment)**, on page 29, as it relates to **Section 5.2.2.2** is modified by deleting it in its entirety and renumbering the subsequent sections accordingly.

55. **Item #42 (former Item #41)**, on page 29, as it relates to renumbered **Section 5.2.2.2** is modified by:

- a. replacing “Consider any” with “Any”; and

- b. replacing “only in the context of a review of this Plan and subject to a municipal comprehensive review” with “will only be undertaken by the Region once a *Regional Municipal Comprehensive Review* has been undertaken.”

56. **Item #48 (New Amendment)**, on page 30, as it relates to **Section 5.3.2** is modified by inserting **Section 5.3.2.2** which reads “Notwithstanding Section 5.3.2.1, lands within the City of Brampton that are subject to the policies of the Greenbelt Plan are not part of the *Region’s* Urban System.” after Section 5.3.2.1 and renumbering the subsequent sections accordingly.
57. **Item #49 (former Item #45)**, on page 30, as it relates to renumbered **Section 5.3.2.5** is modified by inserting “the” after “proceed according to” and “policies of this Plan” after “management and phasing.”
58. **Item #54 (former Item #50)**, on page 31, as it relates to **Section 5.3.3.2.1** is modified by inserting “and delineate the boundaries of urban growth centres” after “Mississauga to designate” and “employment,” after “*development and redevelopment* with.”
59. **Item #56 (New Amendment)**, on page 32, as it relates to **Section 5.3.3.2** is modified by inserting **Section 5.3.3.2.4** which reads “Work cooperatively with the Cities of Brampton and Mississauga to ensure any development that is proposed within the urban growth centres is consistent with the policies of this Plan as well as the applicable *area municipal official plans* and Secondary Plan.” after Section 5.3.3.2.3.
60. **Item #57 (former Item #52)**, on page 33, as it relates to renumbered **Section 5.3.3.2.6** is modified by replacing “Support the area municipalities to identify in their official plans as focus areas for *intensification*: intensification corridors, *major transit station areas* and other appropriate urban nodes, in addition to the urban growth centres identified in this Plan.” with “Require the area municipalities to identify intensification corridors, major transit station areas and other major intensification opportunities including infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields in their official plans and support increased residential and employment densities within these areas to ensure the viability of transit and a mix of residential, office, institutional and commercial development where appropriate.”
61. **Item #59 (New Amendment)**, on page 34, as it relates to **Section 5.3.3.2** is modified by inserting **Section 5.3.3.2.10** which reads “Floodplain *special policy areas* should not be planned for intensification beyond the level of development that is currently provided for in the local municipal official plan, unless it has been demonstrated that no other alternatives exist outside the

floodplain. Any change in the level of development within the *special policy area* must be comprehensively assessed by the municipality.” after Section 5.3.3.2.9 and renumbering the subsequent sections and amendments accordingly.

62. **Item #63 (former Item #57)**, on page 35, as it relates to **Section 5.4.2.1** is modified by inserting “, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan” after “the Niagara Escarpment Plan” and “The Rural System does not include *prime agricultural areas* identified on Schedule B. The Palgrave Estate Residential Community is not a settlement area as defined by the Growth Plan and the *PPS, 2005.*” after “balance of the Rural System.”
63. **Item #68 (former Item #62)**, on page 36, as it relates to **Section 5.4.3** is modified by replacing “municipal comprehensive review” with “*Regional Municipal Comprehensive Review.*”
64. **Item #69 (former Item #63)**, on page 36, as it relates to **Section 5.4.3.2.2** is modified by:
- a. replacing “municipal comprehensive review” with “*Regional Municipal Comprehensive Review*”; and
 - b. inserting “*the Region, working with*” before “the Town of Caledon.”
65. **Item #75 (former Item #69)**, on page 37, as it relates to **Section 5.4.3.2.7** is modified by deleting Section 5.4.3.2.7 in its entirety and renumbering the subsequent sections accordingly.
66. **Item #81 (former Item #75)**, on page 38, as it relates to **Section 5.4.5.2.4** is modified by replacing “require that a municipal comprehensive review be undertaken prior to the consideration of an expansion to the boundary of an existing rural settlement area. An amendment to the Town of Caledon official plan shall be required which demonstrates that the requirements of Section 7.9.2.12, as determined jointly by the Town of Caledon and *the Region*, have been met. Regional approval of an *area municipal official plan* amendment will be required if it is demonstrated that such expansion will adversely impact the ability to achieve the regional *greenfield density target.*” with “state that a *Regional Municipal Comprehensive Review* needs to be undertaken prior to the municipalities considering an expansion to the boundary of an existing rural settlement area.”
67. **Item #84 (former Item #78)**, on page 38, as it relates to **clause f of Section 5.4.6.2.1** is modified by deleting the word “and” after “the Greenbelt Plan” and inserting “the Lake Simcoe Protection Plan” after “the Greenbelt Plan.”

68. **Item #86 (former Item #79)**, on page 38, as it relates to **Section 5.4.7** is modified by deleting Section 5.4.7 Settlement Study Areas in its entirety and renumbering subsequent sections accordingly.
69. **Item #86 (former Item #79)**, on page 39, as it relates to **Section 5.5.1.1** is modified by replacing “lands within the 2031 Urban Boundary and Rural Service Centres” with “the built-up areas through intensification particularly the urban growth centres, intensification corridors and major transit service areas.”
70. **Item #86 (former Item #79)**, on page 39, as it relates to **Section 5.5.1.4** is modified by replacing “while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan” with “of this Plan through existing *intensification* and greenfield development opportunities.”
71. **Item #86 (former Item #79)**, on page 39, as it relates to **Section 5.5.1.6** is modified by inserting “compact,” after “in *Peel* that are”; “transit-oriented,” after “well-designed,”; “include a diverse mix of land uses,” after “offer transportation choices,”; and “high quality open space,” after “good range of jobs.”
72. **Item #86 (former Item #79)**, on page 39, as it relates to **Section 5.5.2.1** is modified by inserting “compact,” after “complete communities that are”; “transit-oriented,” after “well-designed,”; “include a diverse mix of land uses,” after “offer transportation choices,”; and “high quality open space,” after “good range of jobs.”
73. **Item #86 (former Item #79)**, on page 40, as it relates to **Section 5.5.3.1.6** is modified by:
- a. replacing “explore” with “optimize”; and
 - b. inserting “before considering additional boundary expansions” after “across *the Region*.”
74. **Item #86 (New Amendment)**, on page 41, as it relates to **Section 5.5.3.1** is modified by inserting **Section 5.5.3.1.7** which reads “To intensify *employment areas* to reduce the need for long distance commuting and to ensure sufficient land for forecasted growth.” after Section 5.5.3.1.6.
75. **Item #86 (New Amendment)**, on page 41, as it relates to **Section 5.5.3.1** is modified by inserting **Section 5.5.3.1.8** which reads “To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.” after Section 5.5.3.1.7.

76. **Item #86 (former Item #79)**, on page 41, as it relates to **Section 5.5.3.2.5** is modified by inserting the following text after “within the built-up area”:

To 2031, residential development within the built-up area shall be allocated as follows:

City of Mississauga	XX units
City of Brampton	XX units
Town of Caledon	XX units

77. **Item #86 (New Amendment)**, on page 41, as it relates to **Section 5.5.3.2** is modified by inserting **Section 5.5.3.2.6** which reads “Monitor, in cooperation with the area municipalities, growth within the built-up area on an annual basis to ensure the unit targets identified in Section 5.5.3.2.5 are achieved.” after Section 5.5.3.2.5 and renumbering the subsequent sections accordingly.

78. **Item #86 (former Item #79)**, on page 41, as it relates to renumbered **Section 5.5.3.2.7** is modified by replacing “achievement of the *intensification* objectives.” with “a mix of residential, employment, office, institutional and commercial development and to ensure development of a viable transit system.”

79. **Item #86 (New Amendment)**, on page 42, as it relates to **Section 5.5.3.2** is modified by inserting **Section 5.5.3.2.8** which reads “Require the area municipalities to identify and establish minimum density targets for intensification corridors, urban nodes, major transit station areas.” after renumbered Section 5.5.3.2.7 and renumbering the subsequent sections accordingly.

80. **Item #86 (former Item #79)**, on page 42, as it relates to **Section 5.5.4.1.1** is modified by inserting “and designate” after “To plan.”

81. **Item #86 (former Item #79)**, on page 42, as it relates to **Section 5.5.4.1.2** is modified by inserting “that support walking, cycling and the early integration and sustained viability of transit services” after “designated greenfield area.”

82. **Item #86 (former Item #79)**, on page 43, as it relates to **Section 5.5.4.2.1** is modified by deleting “or comparable Regional methodology.”

83. **Item #86 (New Amendment)**, on page 43, as it relates to **Section 5.5.4.2** is modified by inserting the following text after Section 5.5.4.2.1 and renumbering the subsequent sections accordingly:

Section 5.5.4.2.2 Development within the designated greenfield areas shall be designed to meet or exceed the following minimum densities:

City of Mississauga	XX
City of Brampton	XX
Town of Caledon	XX

84. **Item #86 (former Item #79)**, on page 43, as it relates to renumbered **Section 5.5.4.2.3** is modified by replacing “Complete an analysis in collaboration with the area municipalities within 6 to 12 months from the date of adoption of Regional Official Plan Amendment No. 24, to demonstrate how allocation of the Regional Forecasts included in Table 3 will be planned at the municipal level, to contribute to the achievement of the minimum combined Regional *greenfield density target*.” with the following text:

Settlement area boundary expansions shall not be permitted until the following are completed:

- an analysis to demonstrate how allocation of the Regional Forecasts included in Table 3 will be planned at the municipal level to contribute to the achievement of the minimum intensification and combined regional *greenfield density target* of this Plan; and
- a Regional Official Plan Amendment.

85. **Item #86 (former Item #79)**, on page 43, as it relates to renumbered **Section 5.5.4.2.5** is modified by replacing “such expansion contributes to the achievement of a minimum *greenfield density target* of 50 residents and jobs combined per hectare across *the Region* by 2031 and is consistent with Section 7.9 of this Plan.” with “the *greenfield density target* has been met and it has been demonstrated, through a *Regional Municipal Comprehensive Review*, that sufficient opportunities to accommodate forecasted growth, through intensification and in designated greenfield areas, are not available.”

86. **Item #86 (New Amendment)**, on page 44, as it relates to **Section 5.5.4.2** is modified by inserting **Section 5.5.4.2.8** which reads “Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.” after Section 5.5.4.2.7.

87. **Item #86 (New Amendment)**, on page 44, as it relates to **Section 5.5.4.2** is modified by inserting **Section 5.5.4.2.9** which reads “Municipalities will direct where development in designated greenfield areas will be phased in order to achieve the intensification and density targets of this Plan.” after Section 5.5.4.2.8.

88. **Item #86 (former Item #79)**, on page 44, as it relates to **Section 5.6, Employment Areas, Paragraph 1** is modified by replacing “611,000” with “610,000” and “1,641,000” with “1,640,000.”
89. **Item #86 (former Item #79)**, on page 45, as it relates to **Section 5.6.1.6** is modified by replacing “To protect” with “To plan for, protect and preserve.”
90. **Item #86 (former Item #79)**, on page 46, as it relates to **Section 5.6.2.3** is modified by replacing “Use the employment forecasts in Table 3 for employment land use planning in *the Region* using Figure 15 of this Plan as a guideline. The employment land need numbers in Tables E and F of Figure 15 are subject to refinement following detailed area municipal studies that will evaluate further opportunities for *intensification* and determine the type and density of employment uses in new and existing *employment areas*. Any changes resulting from these studies will not require a revision to Figure 15.” with “Use the employment forecasts in Table 3 for employment land use planning in *the Region*. Figure 15 shall inform Table 3.”
91. **Item #86 (New Amendment)**, on page 46, as it relates to **Section 5.6.2.4** is modified by replacing the existing policy in its entirety and replacing it with “Monitor, in cooperation with the area municipalities, the supply of employment lands on an annual basis to ensure the employment forecasts in Table 3 are achieved.”
92. **Item #86 (former Item #79)**, on page 46, as it relates to **Section 5.6.2.6** is modified by replacing “as defined or designated in *area municipal official plans*.” with the following:
- For the purpose of this policy:
- a) employment uses are XXX; and
b) uses not permitted in employment areas include XXX.
93. **Item #86 (former Item #79)**, on page 46, as it relates to **Section 5.6.2.7** is modified by inserting “for manufacturing, warehousing and associated retail, office and ancillary facilities” after “interchanges and rail yards.”
94. **Item #86 (former Item #79)**, on page 46, as it relates to **Section 5.6.2.8** is modified by replacing “Review and consider approval of an *area municipal official plan* amendment to convert *employment land* to non-employment uses only where a municipal comprehensive review has been undertaken and such review demonstrates that:” with “Permit conversion of lands within employment areas, to non-employment uses, only through a *Regional Municipal Comprehensive Review* that demonstrates:”

95. **Item #86 (former Item #79)**, on page 47, as it relates to **Section 5.6.2.10** is modified by

- a. inserting “major” after “employment uses such as”;
- b. inserting “appropriate” before “major institutional”; and
- c. replacing “other appropriate locations for growth such as nodes and intensification corridors and other areas planned for office and major institutional uses as designated and/or defined in *area municipal official plans.*” with “areas with existing frequent transit service or existing or planned higher order transit service.

96. **Item #86 (New Amendment)**, on page 47, as it relates to **Section 5.6.2** is modified by inserting **Section 5.6.2.14** which reads “Direct the City of Mississauga to plan for, protect and preserve employment areas in the vicinity of the Toronto Pearson International Airport.” after Section 5.6.2.13.

97. **Item #92 (former Item #86)**, on page 51, as it relates to **Section 7.9.2.12** is modified by:

- a. replacing “the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary or the boundary for the Palgrave Estate Residential Community” with “any settlement area boundary”;
- b. replacing “municipal comprehensive review” with “*Regional Municipal Comprehensive Review*”;
- c. inserting “and regional market area” after “in the area municipality” in subsection b);
- d. replacing “that the proposed expansion contributes to the achievement of the regional *intensification* targets in Figure 18 and the Regional *greenfield density target* established for 2031;” with “the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this Plan;” in subsection c);
- e. inserting “including the identification of Natural Heritage Systems” after “protection and enhancement” in subsection f);
- f. deleting “and no reasonable alternative locations with lower priority agricultural lands” in subsection g);

- g. inserting “within *Prime Agricultural Areas* there are no reasonable alternative locations on lower priority agricultural lands” as subsection h); and
 - h. inserting the following three subsections:
 - o) proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan;
 - p) in determining the most appropriate location for expansions to the boundaries of settlement areas the policies of Sections 2 and 3 of the *Provincial Policy Statement, 2005* are applied; and
 - q) impacts from expanding settlement areas on agricultural operations are mitigated to the extent feasible.
98. **Item #93 (former Item #87)**, on page 52, as it relates to **Implementation, Section 7.9.2.13** is modified by:
- a. deleting “urban growth centre or” after “Consider the designation of a”;
 - b. replacing “municipal comprehensive review” with “*Regional Municipal Comprehensive Review*” after “on the basis of a” and after “such designations, the”; and
 - c. replacing “, as determined jointly by the area municipality and *the Region,*” with “have been met.”
99. **Item #94 (former Item #88)**, on page 52, as it relates to ***Employment Area/Areas, Glossary*** is modified by replacing “lands” with “areas.”
100. **Item #94 (former Item #88)**, on page 52, as it relates to ***Major Environmental Features, Glossary*** is modified by replacing “(such as wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat)” with “in wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat.”

101. **Item #94 (former Item #88)**, on page 53, as it relates to ***Regional Intensification Corridor, Glossary*** is modified by replacing “is transit-supportive and that may link” with “supports higher-order transit service and links.”
102. **Item #94 (New Amendment)**, on page 53, as it relates to **Glossary** is modified by inserting the following:

Regional Municipal Comprehensive Review: An official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective area municipalities, which comprehensively applies the schedules and policies of the Growth Plan for the Greater Golden Horseshoe.
103. **Item #94 (New Amendment)**, on page 53, as it relates to **Glossary** is modified by inserting the following:

Urban Node: XXXX
104. **Item #94 (former Item #88)**, on page 53, as it relates to ***Settlement Study Area, Glossary*** is modified by deleting the definition of *Settlement Study Area*.

SCHEDULES

105. **Item #95 (former Item #89)**, on page 53, as it relates to **Schedule D** is modified by:
 - a. removing the Settlement Study Area around Mayfield, Tullamore and Bolton;
 - b. amending the North West Brampton Urban Development Area boundary to reflect Schedule 1 of the Brampton Official Plan; and
 - c. distinguishing between the prime agricultural area and the rural area and amending the legend accordingly.
106. **Item #96 (former Item #90)**, on page 53, as it relates to **Schedule D3** is modified by:
 - a. identifying all existing hamlets;
 - b. deleting the hamlet shown at the intersection between King Street and Kennedy Road; and
 - c. mapping the Lake Simcoe Watershed Boundary.
107. **Item #97 (former Item #91)**, on page 54, as it relates to **Figure 4** is modified by:

- a. amending the 2011 Total Peel Population to read 1,320,000, the 2011 Total Peel Employment to read 730,000 and the 2031 Total Peel Population to read 1,640,000; and
 - b. including Schedule 3 of the Growth Plan as a source.
108. **Item #98 (former Item #92)**, on page 54, as it relates to **Figure 16** is modified by:
 - a. identifying lands within the built-up area as such and lands within the designated greenfield area as such with respect to Palgrave Estates Residential Community; and
 - b. distinguishing between the prime agricultural area and the rural area and amend the legend accordingly.
109. **Item #99 (New Amendment)**, on page 54, wellhead protection areas are to be mapped.
110. **Item #100 (New Amendment)**, on page 54, as it relates to Schedule B – Prime Agricultural Area is modified by identifying all lands designated 'Prime Agricultural Area' in Peel Region.

NON-DECISIONS

- I. A non-decision is being made on the population and employment forecasts for the City of Brampton and the Town of Caledon presented in Table 3: Population, Household and Employment Forecasts for Peel.
- II. A non-decision is being made on Figure 15 - Regional Employment Land Budget 2006 – 2031.