

APPENDIX VI

PEEL REGION OFFICIAL PLAN REVIEW - ADOPTION OF REGIONAL OFFICIAL
PLAN AMENDMENT NUMBER 24 - PLACES TO PROSPER: GROWTH MANAGEMENT, EMPLOYMENT AREAS AND GREENBELT CONFORMITY

List of Submissions Received on Draft ROPA 24 After Report Was Placed on Agenda to IMPSC				
No.	Name	Organization	Format of Communi	Date
1	Kelly Darnley	Caledon Chamber of Commerce	Letter	March 4, 2010
2	Mary Hall	Town of Caledon	Staff Report	March 23, 2010
3	Rob Mezzapelli	Our Caledon Our Choice	Letter	March 23, 2010

*Note: The numbers correspond to comment numbers as listed in Appendix II of this staff report





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March 4, 2010

Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Attention: Members of Regional Council

Dear Members of Councillors,

RE: Caledon Chamber of Commerce General Committee Delegation (Feb. 25th, 2010)

The *Caledon Chamber of Commerce* was pleased to appear before Peel's General Committee on February 25th, 2010 to discuss the ongoing growth management issues being experienced by our business members in the Bolton Community of the Town of Caledon.

For your review, the Chamber has included a copy of our delegation address which was orally presented to you at General Committee.

As stated in the enclosed delegation address, the *Caledon Chamber of Commerce* is requesting the Region of Peel to implement complete boundary expansions to the communities of Mayfield West and Bolton South Albion and plan to the year 2031, as part of the ongoing ROPA 24 process.

Adopting the Chamber's request would ensure the economic vitality of the Region of Peel and the Town of Caledon.

The Chamber is open to meet and discuss our request with any Members of Regional Council. In this regard, feel free to contact me at (905) 857-7393 or kelly@caledonchamber.com.

Your attention regarding this matter is greatly appreciated.

Yours truly,

Kelly Darnley, President and CEO
Caledon Chamber of Commerce

- Good morning Chairman Kolb, Regional Councillors, Ladies and Gentlemen
- I am Kelly Darnley, President & CEO of the Caledon Chamber of Commerce, I am joined today by the Chair of our Board of Directors Ms. Kimberly Seipt & past Chair Charles Bristoll
- I have been with the Caledon Chamber since 1990 and Kim has been a member of our Board since 2004, Charles since 2003.
- The Caledon Chamber of Commerce is like all Chambers of Commerce and Boards of Trade across our country and beyond. As such, we have a fiduciary duty to our members to advocate strongly on matters of policy. We are the voice of business in Caledon.
- The Caledon Chamber is before Peel Region, once again, to voice strong concerns regarding growth planning in Caledon and Peel Region. In particular, we are here to discuss the ongoing Official Plan Review or more importantly, proposed ROPA 24.
- To be clear, the Caledon Chamber of Commerce is asking the Region of Peel to implement complete boundary expansions to the communities of Mayfield West and Bolton South Albion in order to permit continuous and controlled growth.
- We are making this request to the Region of Peel because the Region is the upper tier governing authority and therefore, is responsible for such decision making as per Provincial policy requirements.
- The Chamber has been approached by various Councillors, over the year who volunteer that they support the Chamber's request but they

simply won't offer support during a vote. The Chamber finds that very frustrating, to say the least.

- Also, we have heard countless times about the GTA West Corridor Environmental Assessment process resulting in a highway that must be protected before any development can take place in the Bolton-South Albion Community.

- The Chamber respectfully requests Caledon's Mayor and her supporters to produce such a direction from the Province which instructs Caledon and Peel to freeze growth in Bolton South Albion for a highway. The fact is the Province has said no such thing and in fact, our Ward 5 Councilor has a letter and now the Chamber has received written confirmation from MTO and through the Ontario Chamber of Commerce stating the opposite to be true.

- The Caledon Chamber is strongly supported for its advocacy on the Bolton growth issue by the Ontario Chamber of Commerce and Local Union 183; one of the largest labour unions in North America who has members residing in Bolton who would like to live and work in Bolton.

- The Chamber's mandate-like every other Chamber-is to support our members by working to ensure that policy considers business as part of a healthy community as a whole. The fact of the matter is Bolton and its well-being continues to be undermined

- Since the Caledon Chamber has embarked on its advocacy efforts to offer a fair solution to fix what is becoming a crisis in Caledon's main economic centre; the Chamber has had to endure political games and questions of credibility.

- Therefore, we are here today to talk about the facts and not engage in the politics of the matter.

- The fact is, if the Region of Peel allows poor planning, politics and questionable agendas to continue to interfere with doing what is right

for Bolton, the consequences to our local AND regional economy will be catastrophic.

- On this note, the Chamber recognizes and appreciates that the City of Mississauga contributes to a big portion of Caledon's funding needed to support various roads and infrastructure costs. We would also like to acknowledge Brampton's significant share of funding. The Town of Caledon is fortunate to only be responsible for a small portion of infrastructure funding.
- Now this sounds perfect, unless and until Mississauga, one day, decides to pull out from the Region of Peel (as attempted in the recent past), how will Brampton, which will be our only regional funding source sustain the needs of my community?
- Will Brampton be able to financially support our needs? Or are we going to be absorbed by the City of Brampton?
- These are serious questions with real consequences, which may occur if Caledon continues to depend on Mississauga and Brampton to pay a large portion of its funding.
- I would like everyone to understand that economic failure brings everyone to a disastrous ending.
- The Caledon Chamber does not understand how some Councillors from the Cities of Brampton and Mississauga can let this go by without asking questions since some of this funding is provided by their taxpayers? The Town of Caledon must be held politically accountable and responsible to participate and contribute its fair share to the economy of the Region of Peel.
- Why aren't alarm bells ringing at the Region of Peel?
- To this day, not one regional staff member, not one Councilor, has said that the Chamber's position is wrong. In fact, Council and staff agree with us.
- The Province of Ontario's Places to Grow plan sets out a clear deadline for conforming to Provincial policies by no later than June

2009 which means Peel has been working on conforming to this plan for well over 3 years now and the work is still not completed.

- The Chamber has some big concerns with the response times of staff undertaking the current Official Plan Review.
- ROPA 24 in particular has seen several unexplained delays. Since the Public Meeting of October 8th, last year, Peel Staff has changed the final reporting date of December 3rd, four times now! Previous dates February 25th, 2010 and March 25th, 2010. We have now been advised that this report will finally come before Council's consideration at the April 15th, General Committee meeting. However, we still have no guarantees that there will be no further delays.
- We are now almost one year after the Province's June 2009 deadline.
- It should also be noted that the Town of Caledon has undertaken to move ahead with OPA 226 and secondary planning for boundary expansions prior to ROPA 24 being finalized.
- We all know the importance of ROPA 24. The Region of Peel staff should have undertaken a comprehensive study of all municipalities to allocate population and associated land budgets, according to the needs of each municipality within Peel.
- These delays are affecting our businesses and our economy and potentially costing our members millions of dollars. At risk is the livelihood of families, just like yours. A lot of those same families don't have a pay check like some of us. They depend on the success of their small businesses and their employers.
- Further, the ability for these businesses to plan for their sustainability has been held hostage by this process.
- This past Tuesday, February 16th at the Mayfield West Phase 2 Council workshop Regional Councillor Richard Whitehead is quoted *while using Bolton as the planning example to avoid* and I quote "my

concern in this plan here is it looks great on paper but I can guarantee you that until you get your population core up, well enough or unless you can attract these people off the highway, you can zone the land, somebody can even be deceived into building the buildings but you are not going to have the businesses and tenants to occupy it and your community is going to suffer for decades or more.”

- Councilor Whitehead stated Caledon cannot conform to the Provincial density target of 50 persons and jobs combined per hectare. Councilor Whitehead also strongly stated that the urban housing forms of Brampton and Mississauga are not desirable in the Town of Caledon.
- Councilor Whitehead, I want to point out to you that one of our members, who you know, has spent millions of dollars to file a complete application with a full range of studies in support of a community plan made up of 119 landowners. This is the only application on the table at the Town of Caledon and Peel Region which conforms to all Provincial policies including the density target of 50 persons and jobs combined per hectare. This proposed community plan will also make efficient use of **existing** infrastructure and planned infrastructure such as the metrolinx Bolton GO station.
- So, despite the fact that you resist conforming to Provincial policy and urban housing forms, the Chamber believes that Provincial policy ensures long term sustainability and smart growth in the urban area of Bolton.
- This same application will generate over **\$360 Million** in development charge revenue, **\$38Million** annually in property tax revenue and over **16,000 jobs** for both the Town of Caledon and Region of Peel.
- I also want to let you know that yes, the Town of Caledon is unique and we can keep the beauty of our vast lands by implementing smart responsible growth in order to preserve the natural environment and heritage of Caledon.
- A global recession started in late 2008 but, in the Town of Caledon, the recession started as far back as 2003. Caledon’s economic vitality has been down and in recession due to the political direction

undertaken by our leader to stop growth. Growth we all know is essential in any economy.

- The Chamber believes that it is usual and customary behavior for a Council to respect their fellow Council members and each is empowered to represent their constituents. In this regard, the elected Ward 5 Councilors, who represent 50% of Caledon's population and the main economic center, should be valued for their input. The opposite has occurred here and the lack of professional courtesy towards these Councilors raises questions.
- The Chamber understands how difficult it may be for Regional Councilors to support the Chamber's request in light of opposing positions on Caledon Council. However, your leadership is needed here and in fact, you have a sworn responsibility to fully understand what you are being asked to consider.
- We all know that in Caledon if you want to be re-elected, the only thing you need to do is say 'no' to growth. Saying NO to growth maybe a good political tool but saying no to growth does stop growth. The only thing we're stopping here is the planning process.
- If Bolton is broken why can't we resolve here, today, to fix it? Failing to fix it will result in Mississauga and Brampton having to pick up the short fall.
- The fact is Smart Growth and planning must continue to target areas where there are needs. New growth must make use of existing infrastructure at a minimum cost to the Region of Peel or any other governmental authorities and this is the bottom line.
- The Town of Caledon, through their various Council Motions has affirmed that the Community of Bolton shall have only 1500 people of growth until the year 2021.
- I want everybody to know that in the last six years, with the Town's encouragement; a lot of new businesses have come into our community including Wal-Mart and Home Depot and many other businesses arrived and invested only to discover that this same

community will not be supported by accompanying residents or a labour force.

- Members of Council you must visualize the vastness of Caledon to completely understand the importance of the fair distribution of population in Caledon. Not one Councilor in Caledon believes that any of the population allocated in Mayfield West will have any benefit to the businesses of Bolton. Therefore, we have no option but to continue to ask for help from Peel Region
- Just two weeks ago Mayor Morrison, surprisingly brought forward yet another Motion reaffirming for the fourth time, the implementation of no growth in our community until the year 2021.
- This was done without public notice, without consulting the Chamber, businesses or the residents of the Town of Caledon. And the common tag line that we always see in the newspapers which our Mayor graces every week states “that she is simply acting on the desires of the majority of her constituents”.
- Well, there is turbulence on Caledon’s financial horizon. Caledon’s CFO is quoted in the Caledon Enterprise as saying “We are hundreds of millions short” and “we need multi year tax increases to pay our share” when looking at meeting infrastructure costs with a drained reserve fund of only \$1.2 Million.
- The Region of Peel has received comments on ROPA 24 from the Province which do not accept ‘settlement study areas’ and direct Peel to undertake its upper tier role appropriately.
- Therefore, we are asking that the Region of Peel municipalities to do their planning to 2031 across the board and expand the boundaries in the Mayfield West area and South Albion, as per recent studies and even actions, undertaken by Caledon Council which proposes to expand the Mayfield West boundary for various uses and the Bolton boundary for only new employment lands.
- We expect that today Council will direct staff to undertake the Chamber’s recommendations which have been circulated to all of you, as part of the staff report regarding ROPA 24.

- When the staff report finally comes before Council, the Chamber hopes its recommendations are supported by staff and Council within the report.

- We as the Chamber of Commerce will continue to promote the correct implementation of smart growth, an disposition open to progress in our community which improve the economy for all in the Region.. Therefore, the Chamber is going to be very active with all our full membership to see this problem rectified.

- I hope that today's delegation is taken seriously by everyone. The Chamber is formally requesting to work with Peel Staff to ensure that we are all going to achieve what is right for all our municipalities within the Region of Peel.

Thank you,
Caledon Chamber of Commerce





TOWN HALL
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March 25, 2010

SENT BY E-MAIL

Carol Reid, Clerk
Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Ms. Reid:

RE: Revised Regional Official Plan Amendment Number 24 – Growth Management, Employment Lands and Greenbelt Policies

At the regular meeting of Council held on March 23, 2010, Council received Report PD-2010-016 regarding Revised Regional Official Plan Amendment Number 24 – Growth Management, Employment Lands and Greenbelt Policies. The following was adopted:

That Report PD-2010-016 regarding Revised Regional Official Plan Amendment Number 24 – Growth Management, Employment Lands and Greenbelt Policies (ROPA 24) be received; and

That the Town of Caledon continue to express its support for key aspects of ROPA 24 including the proposed population and employment forecasts and the proposed Settlement Study Areas and the Strategic Infrastructure Study Area, as they support Caledon's long-standing growth management strategy and are fundamental to the Town being able to achieve its goal of steady, planned growth that supports and enhances Caledon's fiscal sustainability; and

That the Town reiterate its concerns regarding the serious challenges posed by the inclusion of the existing Designated Greenfield Areas in the calculation of the Greenfield Density and conformity to the Greenfield Density Target, as outlined in PD-2009-073 dated October 20, 2009, and request the Province to agree to exclude Designated Greenfield Areas within existing approved secondary plans, the Palgrave Estate Residential Community and settlement expansions within the Greenbelt from the calculation of Greenfield Density and to de-link employment land density from residential density in the Greenfield Density calculation; and

That the Town request the Province to undertake a comprehensive review of the Greenbelt Natural Heritage System in the lead up to the 2015 Greenbelt Plan review, including producing a clearly defined methodology and set of criteria which will form the basis of this comprehensive review.

That a copy of Report PD-2010-016 be forwarded to the Region of Peel as the Town of Caledon's comments on revised ROPA 24; and

That a copy of Report PD-2010-016 be forwarded to the Cities of Brampton and Mississauga for their information; and

That a copy of Report PD-2010-016 be forwarded to the Ministry of Energy and Infrastructure and the Ministry of Municipal Affairs and Housing.

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Attached you will find a copy of Report PD-2010-016.

If you have any questions regarding the report, please contact Kathie Kurtz, kathie.kurtz@caledon.ca (905) 584-2272 ext: 4266 in the Planning Department.

Yours truly,

Barbara Karrandjas
Legislative Administrator
e-mail: barbara.karrandjas@caledon.ca

cc: Kathie Kurtz, Senior Policy Planner, Planning Department
Andrea Ireland, Administrative Assistant, Planning Department
Region of Peel, Commissioner of Public Works
Region of Peel, Corporate Services
City of Brampton, Mr. Peter Faye
City of Mississauga, Ms. Crystal Greer
Ministry of Energy and Infrastructure, Honourable Brad Duguid
Ministry of Municipal Affairs and Housing, Honourable Jim Bradley



PLANNING AND DEVELOPMENT DEPARTMENT
 Policy Section Report
Report PD-2010-016

To: Mayor and Members of Council

From: Mary Hall, Director of Planning & Development

Meeting: March 23, 2010

Subject: REGIONAL RESPONSE TO COMMENTS ON DRAFT REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 24 – GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES (ROPA 24)

RECOMMENDATION Requires Action For Information Only

1. That Report PD-2010-016 regarding Revised Regional Official Plan Amendment Number 24 – Growth Management, Employment Lands and Greenbelt Policies (ROPA 24) be received; and,
2. That the Town of Caledon continue to express its support for key aspects of ROPA 24 including the proposed population and employment forecasts and the proposed Settlement Study Areas and the Strategic Infrastructure Study Area, as they support Caledon's long-standing growth management strategy and are fundamental to the Town being able to achieve its goal of steady, planned growth that supports and enhances Caledon's fiscal sustainability; and,
3. That the Town reiterate its concerns regarding the serious challenges posed by the inclusion of the existing Designated Greenfield Areas in the calculation of the Greenfield Density and conformity to the Greenfield Density Target, as outlined in PD-2009-073 dated October 20, 2009, and request the Province to agree to exclude Designated Greenfield Areas within existing approved secondary plans, the Palgrave Estate Residential Community and settlement expansions within the Greenbelt from the calculation of Greenfield Density and to de-link employment land density from residential density in the Greenfield Density calculation; and,
4. That the Town request the Province to undertake a comprehensive review of the Greenbelt Natural Heritage System in the lead up to the 2015 Greenbelt Plan review, including producing a clearly defined methodology and set of criteria which will form the basis of this comprehensive review.
5. That a copy of Report PD-2010-016 be forwarded to the Region of Peel as the Town of Caledon's comments on revised ROPA 24; and,
6. That a copy of Report PD-2010-016 be forwarded to the Cities of Brampton and Mississauga for their information; and,



7. That a copy of Report PD-2010-016 be forwarded to the Ministry of Energy and Infrastructure and the Ministry of Municipal Affairs and Housing.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the results of the Region's consideration of submissions regarding draft ROPA 24 which have been received by the Region since draft ROPA 24 was released to the public in July 2009. Regional staff, through extensive discussions with area municipal staff through the Technical Advisory Committee has prepared responses to all of the comments that were received on ROPA 24. Regional staff's responses to the comments and resulting revisions to ROPA 24 will be recommended to Regional General Committee on April 15, 2010.

This report focuses on areas of interest to Caledon: it outlines the Region's proposed responses to comments on ROPA 24 and any proposed changes to ROPA 24 that may affect Caledon, and provides Caledon staff comments. The Region's responses to comments and the anticipated changes to ROPA 24 outlined in this report are characterized as being "proposed", as they are based on Caledon staff's understanding of the outcomes of the extensive staff-level discussions that have been occurring over the past several months, however the Region has not yet released proposed responses and revisions to the public through a formal report.

Several of Caledon's comments, and comments made by the Province and the other area municipalities have resulted in revisions to ROPA 24 that are generally acceptable to Caledon staff and have satisfactorily addressed Caledon's concerns. In some instances, the Province and other agencies and parties requested changes to ROPA 24 that would have adversely affected the Town of Caledon. In its responses to these comments, Regional staff is not recommending these changes. In general, Regional staff has adhered to the Five Principles of the Regional Plan and the Planning Responsibilities Matrix in its responses to the comments.

All of the issues raised by the area municipalities in their comments have been resolved at the staff level at the Technical Advisory Committee with the exception of two issues. Brampton remains dissatisfied with the population forecasts which are lower than the City's 2009 forecasts and the 50% intensification target for the period between 2026 and 2031. These issues will be brought before the Inter-Municipal Planning Sub-Committee on April 1, 2010 for resolution.

The major issues and concerns raised by Caledon in its comments of October 20, 2009 have been addressed as follows:

Population and Employment Forecasts: Caledon supported the forecasts in Table 3 in ROPA 24. Further proportional reductions in order to conform to the Growth Plan forecasts have not affected the total 2031 population and employment forecasts for Caledon.

Intensification, Built-up Area and Designated Greenfield Area: Caledon requested that the Palgrave Estate Residential Community not be included in the Built Boundary and that it be shown as un-delineated built-up area on Figure 16 in order that it be excluded from the Greenfield Density Target calculation. The Region is proposing to



show the Palgrave Estate Residential Community as an un-delineated built-up area as requested by Caledon. In response to Provincial request for area municipal intensification targets, the Region is proposing to add a new Figure 18 showing the total number of new units within the built boundary by area municipality. This number is for information only and is subject to more detailed area municipal studies. The 1,000 units shown for Caledon is realistic given Caledon's identified and potential intensification opportunities, and will be refined based on Caledon's future Intensification Study.

Greenfield Density Target: Caledon noted that it would be difficult to meet the area municipal Greenfield Density Target of 50 persons and jobs per hectare set out in the draft ROPA 24 and requested that the Palgrave Estate Residential Community, Designated Greenfield Areas, employment areas and settlement expansions in the Greenbelt not be included in the calculation of Greenfield Density. The Region is proposing to remove the Palgrave Estate Residential Community from the calculation and is proposing to complete an analysis in collaboration with the area municipalities that will demonstrate how growth will be planned at the area municipal level to contribute to the achievement of the Greenfield Density Target.

Settlement Boundary Expansions and Municipal Comprehensive Review: Caledon expressed concerns with the requirement for a municipal comprehensive review for a settlement expansion to examine opportunities to accommodate the proposed growth through intensification or the Designated Greenfield Area within the "regional market area". Caledon requested confirmation that the growth forecasts established through the 5-year review of the Regional Plan will not be revisited as part of the municipal comprehensive review for a settlement expansion as a result of this requirement. The Region is proposing to address this comment by changing the wording of the requirement so that opportunities for growth will have to be examined only within the area municipality and not "the regional market area". In response to the Province's comments, an expansion to a Rural Settlement Area will now have to meet the study requirements for a municipal comprehensive review and will require Regional approval of the LOPA if the expansion will adversely impact the achievement of the Regional Greenfield Density Target.

All of Caledon's comments on ROPA 24 and their resolution through the Region's proposed responses and revisions to ROPA 24 are discussed in detail in this report.

Based on the extensive staff level discussions that have occurred at the Technical Advisory Committee over the past several months, and the understood outcomes of these discussions, Caledon staff is generally satisfied to the Region's proposed approaches to dealing with the issues raised by Caledon in the Town's comments and with the Region's proposed response to comments from other agencies and parties that could adversely affect Caledon.

ORIGIN/BACKGROUND

The review of the Region of Peel Official Plan (ROP) to bring the ROP into conformity with new Provincial planning legislation and policies, including the Growth Plan for the Greater Golden Horseshoe (Bill 136), the Greenbelt Plan (Bill 135), the Provincial Policy Statement (PPS 2005) and the Planning and Conservation Land Statute Law



Amendment Act (Bill 51) has been ongoing since 2007 when the work plan was approved by Regional Council.

The Peel Region Official Plan Review (PROPR) involved the completion of background studies/discussion papers, collaboration with area municipal staff and consultation with the public and stakeholders, and has resulted in the formulation of draft conformity policies to addresses 15 Focus Areas. The draft policies were released in 2009 as a series of theme-based bundles of Regional Official Plan Amendments (ROPAs) as follows:

- ROPA 20 - Sustainability and Energy Policies released on January 22, 2009 was adopted on May 14, 2009, and its approval by the Province on November 26, 2009 has been appealed to the Ontario Municipal Board;
- draft ROPA 21 Agriculture, Air Quality, Natural Heritage, Integrated Waste Management Policies was released on February 26, 2009 and has been split into two amendments: ROPA 21A Air Quality and Integrated Waste Management which was adopted on November 19, 2009 and; draft ROPA 21B Agriculture and Natural Heritage which is scheduled to go to Regional Council for adoption on April 22, 2010;
- ROPA 22 Transportation Policies was released on March 26, 2009 and was adopted on November 19, 2009;
- ROPA 23 Housing Policies was released on June 18, 2009 and was adopted on November 19, 2009;
- draft ROPA 24 Growth Management, Employment Lands and Greenbelt Policies was released on July 9, 2009 and is scheduled to go to Regional Council for adoption on April 22, 2010; and,
- ROPA 25 Monitoring & Housekeeping was released on September 10, 2009 and was adopted on February 11, 2010.

As with the other PROPR Focus Areas, the draft policies contained in the draft ROPA 24 were developed in consultation with the area municipalities including the Town of Caledon Council and staff. This collaborative process provided opportunities, to the highest degree possible, for Town Council and staff to provide input that reflects Caledon's local context to be considered for incorporation in the ROPA policies. The Town's input was provided during the policy formulation process, related workshops, the Technical Advisory Committee meetings and through written comments.

The policies contained in draft ROPA 24 and their implications for the Town of Caledon and the Town's Provincial Policy Conformity exercise were discussed with Town Council at Council Workshops held in July, August and September, and October 2009. Caledon's formal comments on draft ROPA 24 were submitted to the Region in October, 2009 (PD 2009-073 dated October 20, 2009).

Region of Peel staff has considered all of the comments that were received on ROPA 24 and has prepared responses to the comments. The Technical Advisory Committee consisting of Regional and area municipal staff has reviewed the issues raised by the comments and has been working to assist the Regional staff in their consideration of proposed responses to these issues. In some cases, these discussions have resulted in proposed changes to ROPA 24 which Regional staff will be recommending through a



future staff report. Any remaining outstanding issues will be discussed at the Regional Inter-municipal Planning Sub-Committee (IMPSC) on April 1, 2010. The Region's responses to the comments and a revised version of ROPA 24 will be presented to Regional General Committee on April 15, 2010 and to Regional Council for adoption on April 22, 2010.

The purpose of this report is to inform Council of the Region's proposed responses to comments on ROPA 24 and any proposed changes to ROPA 24 that may affect Caledon and to provide Caledon staff comments. The Region's responses to comments and the changes to ROPA 24 are presented as proposed, as they have been agreed to at a staff level, but have not yet been released to the public through a formal report.

DISCUSSION

The following discussion focuses on the key issues raised by Caledon in the Town's October 20, 2009 comments on ROPA 24 and the comments by the Province and other area municipalities that relate to these issues. In response to some of these comments, Regional staff, following the discussions with the Technical Advisory Committee, is recommending several changes to ROPA 24. Some of these changes will have implications for Caledon and Caledon's conformity amendment, OPA 226, which are discussed in this report. Comments from other agencies and the public have not generated changes to ROPA 24 that are significant for Caledon. A full review of the Region's responses to all of the comments on ROPA 24 will be provided in the Regional staff report presenting the revised ROPA 24 to Regional General Committee on April 15, 2010.

Growth Management **Population and Employment Forecasts**

Draft ROPA 24 Policy Overview

Chapter 4, Regional Forecasts in draft ROPA 24 contained a new Table 3: Population, Household and Employment Forecasts for Peel. Table 3 introduced new Regional population, household and employment forecasts for 2011, 2021 and 2031 that were intended to bring the forecasts into conformity with the Provincially determined forecasts for the Region contained in Schedule 3 of the Growth Plan. Table 3 allocated the Regional forecasts among the three area municipalities taking into consideration the population and employment forecasts generated by the area municipalities, including Caledon's OPA 203 forecasts. As the total of the area municipal numbers exceeded the Provincial forecasts for the Region, the area municipal forecasts were proportionally reduced in Table 3 so that the totals for 2031 did not exceed the Growth Plan numbers by more than 5,000. This was believed to be an acceptable difference from the Growth Plan forecasts.

The population numbers in Table 3 included the census undercount of 4.2%.

The effect on Caledon's 2031 forecasts was to reduce the population forecast in OPA 203 of 113,000 including the census undercount to 111,000, and to reduce the OPA 203 employment forecast of 48,622 to 48,000.

Comments Received by the Region and the Region's Response



Caledon commented that the numbers in ROPA 24 are similar to Caledon's forecasts and do not affect Caledon's growth management strategy or fiscal position. The system of proportionally reducing the forecasts for all of the area municipalities was considered an equitable and balanced method of distributing the necessary reductions.

The Province commented that the Regional forecasts should meet the Growth Plan forecasts exactly and objected to Section 4.2.2.5 in ROPA 24 that directs the Area Municipalities to use the forecasts in Table 3 to determine land and housing requirements to accommodate future growth. The Province stated that it should be the Region that determines the land and housing required to accommodate growth.

In response to the Province's comments, the Region is proposing further minor reductions to the Table 3 forecasts in order to exactly meet the Growth Plan forecasts as shown in revised Table 3 below. The exception is the 2031 population forecast which is proposed to be 1,000 higher than the Provincial forecast, so that Brampton's allocation will not be less than its existing Official Plan forecast. Because Caledon's numbers are a small proportion of the Regional total, and due to rounding, there is no change to Caledon's 2031 population and employment forecasts.

Municipality	2011			2021			2031		
	Population ²	Households	Employment	Population ²	Households	Employment	Population ²	Households	Employment
Brampton	510,000	143,000	182,000	638,000	185,000	274,000	727,000	215,000	314,000
				635,000	184,000	280,000	725,000	214,000	312,000
Caledon	75,000	22,000	28,000	87,000	28,000	38,000	111,000	35,000	48,000
						40,000		36,000	
Mississauga	738,000	233,000	455,000	770,000	255,000	500,000	807,000	271,000	513,000
				768,000	253,000		805,000	272,000	510,000
Total Peel	1,323,000	398,000	665,000	1,495,000	468,000	812,000	1,645,000	521,000	875,000
				1,490,000	465,000		1,641,000	522,000	870,000

Notes:

¹ The Province is reviewing the forecasts included in Schedule 3 of the Growth Plan.

As soon as this schedule is amended, Table 3 will also need to be amended.

² Population figures include the 2001 Census undercount of 4.2%

Regional staff is not recommending any change to Section 4.2.2.5, recognizing that it is the Area Municipalities' role to determine land and housing needs according to the five principles of the Regional Plan and the matrix of planning responsibilities that has been agreed to.

The City of Brampton commented that the Brampton growth allocations in Table 3 are lower than the forecasts endorsed by Brampton Council in 2009 for use until its Market Feasibility Study for employment lands and Financial and Municipal Management review



are completed. Brampton commented that it is premature for the Region to adopt any Regional forecasts until Brampton has finalized its forecasts.

Staff Comments

The additional proportional reductions to Table 3 do not affect Caledon's total population and employment numbers. The forecasts continue to be similar to the numbers in OPA 203 that were endorsed by Council in 2006 and 2007 and Caledon is satisfied with the forecasts in ROPA 24. Caledon supports the Region's response to the Province that the Area Municipalities are responsible for determining land and housing needs.

The City of Brampton has completed its studies and Brampton Council confirmed the City's 2009 forecasts on March 1, 2010. Brampton has requested the Region to revise its population allocations in Table 3 of ROPA 24 to more closely match the City's 2009 forecasts. Brampton's 2031 population forecast is 738,000. Brampton has accepted the employment forecasts in Table 3 as they are close to the City's numbers.

Any change to Brampton's population allocations on Table 3 of ROPA 24 would affect the allocations to Mississauga and Caledon, since the Region must adhere to the fixed total set out in the Growth Plan, and the Region is not proposing to change the allocations. The Brampton population allocation remains an outstanding issue that will be presented to IMPSC on April 1, 2010.

Intensification

Draft ROPA 24 Policy Overview

ROPA 24 introduced a new Figure 16 Growth Plan Policy Areas in Peel showing the built-up area and Designated Greenfield Area in the Region of Peel as defined in mapping issued by the Province. The built-up area indicates the area within settlement areas that was built as of 2006 and the Designated Greenfield Area indicates the area that was not built as of 2006. The Growth Plan requires that, by 2015 and each year thereafter, a minimum of 40% of the Region's residential growth must be located within the built-up area. The Designated Greenfield Area is subject to a Greenfield Density Target of 50 persons and jobs combined per hectare in the Region by 2031.

In Caledon, the built-up area as shown on Figure 16 includes land in Bolton, Mayfield West, the Palgrave Estate Residential Community, Caledon East and Caledon Village. The other Villages, Hamlets and Industrial/Commercial Centres are shown as undelineated built-up area. Development within the existing boundaries of these settlements will be considered intensification.

ROPA 24 included the 40% residential Intensification Target for the period between 2015 and 2025 (Section 5.5.3.2.4), but increased the requirement to 50% for the period between 2026 and 2031. The Region has determined that the distribution of population among the area municipalities contained in Table 3 will result in these targets being met.

ROPA 24 Section 5.5.3.2.6 reiterated the Growth Plan requirement that the area municipalities develop intensification strategies that identify intensification areas. The



area municipalities are directed to identify in their official plans the appropriate type and scale of development that will occur in intensification areas.

Comments Received by the Region and the Region's Response

Caledon commented that the Palgrave Estate Residential Community does not have any significant potential for intensification and should not be assigned a built boundary. The identification of a built boundary in the Palgrave Estate Residential Community is not appropriate due to its planned low density, environmental sensitivities, lack of full municipal servicing and recognition as a component of the Countryside Area in the Oak Ridges Moraine Conservation Plan. Caledon requested the Region to identify the Palgrave Estate Residential Community as an un-delineated built-up area on Figure 16.

In response to Caledon's request, the Region is proposing to show the Palgrave Estate Residential Community as an un-delineated built-up area on Figure 16. This means that development in the Palgrave Estate Residential Community will be considered intensification and will not be included in the calculation of Greenfield Density.

The Province commented that the Region should strive for higher intensification rates than the 40% and 50% targets in ROPA 24 and that the Region should establish Intensification Targets for the area municipalities. The Province also commented that an objective should be added to Section 5.5.3 to optimize all intensification opportunities across the Region to the extent possible before considering any settlement expansions.

The City of Brampton commented that it did not support the Regional intensification target of 50% for the period between 2026 and 2031. The City does not support any intensification target higher than 40%. A higher intensification target is not required by the Growth Plan.

In response to the Province's comments, the Region is proposing to add a new Figure 18 Dwelling Forecast in Built-up Area 2015-2031 showing the total number of units to be built in the built-up area in each area municipality. Caledon is shown as having 1,000 new units within the built-up area. Figure 18 includes a note that this figure is for information purposes only and that changes may be made without an amendment to the Regional Plan. There is also a note that the Caledon number is preliminary pending the completion of Caledon's intensification strategy.

The Region is not proposing to increase or decrease the Intensification Targets as requested by the Province and the City of Brampton. The Region is proposing to add a new objective to Section 5.5.3 to explore all opportunities for intensification across the Region, but is not proposing to make this a condition for settlement expansions as suggested by the Province. The issue of whether an expansion contributes to the achievement of the regional intensification target will be addressed through the municipal comprehensive review required for settlement expansions.

Staff Comments

The proposed agreement by the Region to show the Palgrave Estate Residential Community as an un-delineated built-up area and not consider this area in the



calculation of Greenfield density is a progressive measure that addresses one of Caledon's major concerns with the Growth Plan and ROPA 24. This change to ROPA 24 will assist in achieving the regional Greenfield Density Target. Figure 1 in Caledon's OPA 226 showing the Growth Plan Policy Areas does not need to change as this figure currently shows the Palgrave Estate Residential Community as an un-delineated built-up area, reflecting Caledon's position on the matter.

The Region's proposal to show total unit numbers within the built-up area by area municipality on Figure 18 is an acceptable approach to dealing with the Provincial directive to establish area municipal Intensification Targets. The 1,000 units assigned to Caledon is considered reasonable as an interim target, given the known and potential intensification opportunities in Bolton and in the un-delineated built-up areas in Caledon's Villages and the Palgrave Estate Residential Community. This target is a general number representing an intensification rate of about 50 units per year for the 17 year period from 2015 to 2031. This intensification rate results in a total of 850 units but the number has been rounded to the nearest 1,000, and is for information only. As it is a total number, it does not imply a requirement for any specific number of units or time frames within the 2031 planning horizon. Flexibility is provided by the ability to change the numbers based on area municipal studies such as the Intensification Study that is identified in the policies of Caledon's draft Provincial policy conformity amendment, OPA 226. This Study will more precisely identify intensification opportunities across the Town.

Caledon supports the current Intensification Targets in ROPA 24 as they are closely linked to the population allocations in Table 3. The Region's population allocations currently result in an intensification rate greater than 40% and therefore go some way to addressing the Province's request for higher targets. Caledon's intensification potential is a small proportion of the overall Regional potential, and would likely not be affected by an increase as requested by the Province. Nevertheless, Caledon would be concerned about any increase in the Intensification Target as it would adversely affect the achievement of the Greenfield Density Target.

Caledon supports the Region in not including an objective in Section 5.5.3 that makes settlement expansions conditional on optimizing all intensification opportunities as requested by the Province. This would exceed the requirements of the municipal comprehensive review process for settlement expansions set out in the Growth Plan regarding the achievement of the Regional Intensification Target.

Greenfield Density Target

Draft ROPA 24 Policy Overview

ROPA 24 includes a new section 5.5.4 that states that the Region will plan to achieve a minimum density of 50 persons and jobs combined per hectare within the Designated Greenfield Area. Section 5.5.4.2.2 requires the area municipalities to plan to achieve the minimum Greenfield Density Target of 50 persons and jobs per hectare. This section indicates that development may need to be phased to achieve the density target and that the Region will not support the expansion of a settlement area unless it contributes to the achievement of the minimum Greenfield Density Target by 2031.



Comments Received by the Region and the Region's Response

Caledon noted in its comments on ROPA 24 that it will be very difficult for Caledon to meet the Greenfield Density Target of 50 persons and jobs per hectare on its own without significant contributions by Mississauga and Brampton. This is due to the low density approved for the Designated Greenfield Areas, in particular the Palgrave Estate Residential Community and the employment lands in Bolton and Mayfield West. The requirement to compensate for the low densities in the Designated Greenfield Area will necessitate high densities on employment lands that are not supported by market realities and extremely high residential densities that are not appropriate in Caledon.

Caledon's comments requested that the Palgrave Estate Residential Community should be excluded from the Greenfield Density calculation, the employment land densities should be de-linked from the residential densities and the Greenfield Density Target should apply only to new Greenfield areas; not the existing Designated Greenfield Areas. Council adopted Resolution 695-2009 stating that expansions to settlement areas in the Greenbelt should also be excluded from the Greenfield Density calculation.

The Province commented that the Region must determine the Greenfield Density Targets for the area municipalities, direct where development will be phased and ensure that each area municipality meets or exceeds the Greenfield Density Target. The Province also commented that no settlement expansions should be considered unless the Greenfield Density Target is achieved.

As noted above, the Region is proposing to revise ROPA 24 to exclude the Palgrave Estate Residential Community from the Greenfield Density calculation. This is consistent with the Region's previous determination that the Palgrave Estate Residential Community does not qualify for the delineation of a built boundary. Regional staff, however, is not able to recommend that the Designated Greenfield Areas, employment lands and settlement expansions in the Greenbelt be excluded from the Greenfield density calculation, as the Growth Plan requires that these areas be considered.

Regional staff does recognize that the Greenfield Density Target is a complex issue that cannot be resolved within the time frame set out for the adoption of ROPA 24. Regional staff is proposing to delete the current wording Section 5.5.4.2.2 that requires the area municipalities to meet 50 persons and jobs per hectare and to replace it with new wording that will address the achievement of the Greenfield Density Target through an analysis that will be completed in collaboration with the area municipalities. The proposed analysis will demonstrate how the allocation of the Regional forecasts in Table 3 will be planned at the area municipal level to contribute to the achievement of the Greenfield Density Target. Area municipal Greenfield Density Targets would be based on the outcome of the proposed analysis. This analysis would be completed within 6 to 12 months of the Region's adoption of ROPA 24.

Staff Comments

Caledon has identified a number of issues that will make it difficult for the Town to plan to meet the Greenfield Density Target of 50 persons and jobs per hectare on its own as required by the current draft ROPA policies. The time frame for the adoption of ROPA



24 and OPA 226 has not allowed sufficient time for the issues related to the Greenfield Density Target to be resolved.

The proposed removal of the specific Greenfield Density Target for each area municipality and the density analysis being proposed by the Region will provide an opportunity for the Region and the area municipalities to collectively seek a solution that meets the Greenfield Density Target. This process is preferable to the current draft policy framework which essentially puts the onus on the area municipalities individually to meet the Greenfield Density Target.

Town staff supports the relatively short time frame for the proposed density analysis as the outcomes will provide an additional degree of certainty to local planning processes.

Rural Service Centre Settlement Boundary Expansions and Municipal Comprehensive Review

Draft ROPA 24 Policy Overview

The existing Region of Peel Official Plan requires a Regional Official Plan amendment and Regional approval for an expansion to a Rural Service Centre or the Palgrave Estate Residential Community. Requirements for a comprehensive analysis to support an expansion proposal are currently set out in Section 7.9.2.8 of the Regional Official Plan.

The draft ROPA 24 adds the requirement for a regional municipal comprehensive review for a settlement expansion and additional matters that must be addressed to conform to the Growth Plan. These additional matters include the requirement to demonstrate that the timing of the expansion and phasing of development support achieving the Regional forecasts in Table 3 and the Regional Intensification and Greenfield Density Targets, and the requirement to demonstrate that sufficient opportunities to accommodate the forecasted growth through intensification or in the Designated Greenfield Area are not available in "the regional market area".

Comments Received by the Region and the Region's Response

In its comments on ROPA 24, Caledon requested clarification of the scope of the regional municipal comprehensive review and the consistency of the regional municipal comprehensive review with the Region and Area Municipalities Planning Responsibilities Matrix. Caledon expressed the concern that the requirement to examine opportunities for growth through intensification and in the Designated Greenfield Area within the "regional market area" implies that the population and employment allocations for each area municipality set out in Table 3 of ROPA 24 cannot be relied on as the basis for area municipal planning and would potentially be shifted from one area municipality to another. Caledon expressed the view that additional certainty regarding the Table 3 allocations was required. Caledon sought confirmation that the review of growth opportunities through intensification and in the Designated Greenfield Area in the regional market area should take place at the time of the 5-year review of the Regional Plan and that the population and employment allocations established at that time will not



be opened up each time a regional municipal comprehensive review for a settlement expansion is undertaken.

The Province commented that opportunities to accommodate growth through intensification and in the Designated Greenfield Area must be measured across the entire Region and that it is the Region's role to allocate the forecasts in Table 3 and ensure that the Intensification and Greenfield Density targets are met. Therefore the municipal comprehensive review needs to occur at the Regional level. The density for the Rural Service Centres needs to be established at the regional comprehensive review stage to meet the Greenfield density policies of the Growth Plan.

Regional staff has agreed with Caledon that the population and employment allocations to the area municipalities should be established at the time of the 5-year review and should not be opened up whenever a settlement expansion is proposed. To confirm this in the policy wording, the Region is proposing to change the wording of Section 7.9.2.12 of ROPA 24 (which replaces the former 7.9.2.10) to indicate that the opportunities for growth through intensification and the Designated Greenfield Area should be examined within the "area municipality", not the "regional market area".

In response to questions raised by the Technical Advisory Committee about which components of the Regional Municipal Comprehensive Review must be completed by the Region and which components could be completed by the area municipality, Regional staff is proposing a more straightforward process for dealing with settlement area expansions. It is proposed that Section 7.9.2.12 of ROPA 24 would require a municipal comprehensive review for settlement expansions and that the review would be undertaken by the area municipality. Because the Region would not need to review the opportunities for growth across the Region when a settlement expansion is proposed and the proposed Greenfield Density analysis will determine how the Greenfield Density Target is to be achieved, a regional municipal comprehensive review is not necessary. The Region will be able to ensure that all the requirements for a municipal comprehensive review have been met through its requirement for a ROPA process.

Following discussions at the Technical Advisory Committee about the wording of the requirement to address the achievement of the regional Intensification and Greenfield Density Targets, it is proposed that ROPA 24 require "that the proposed expansion contributes to" the achievement of the targets.

Staff Comments

Caledon's comments regarding settlement expansions and the municipal comprehensive review have been addressed through the proposed changes to ROPA 24. The proposed requirement for a municipal comprehensive review for a Rural Service Centre expansion is consistent with the Region and Area Municipalities Planning Responsibilities Matrix, and the Region has confirmed that the area municipal forecasts will not be opened up as part of this process. The requirement that the proposed expansion "contributes to" the achievement of the Intensification and Greenfield Density Targets is supported by Caledon staff as it allows the Town to demonstrate that it is recognizing opportunities for appropriate intensification and increasing its Greenfield densities and is therefore contributing to the achievement of the targets.



Rural Settlement Area Boundary Expansions (Villages, Hamlets and Industrial/Commercial Centres)

Draft ROPA 24 Policy Overview

A ROPA or Regional approval of the Local Official Plan Amendment (LOPA) is currently not required for the expansion of a Rural Settlement Area. Section 5.4.2.4 of the existing Regional Official Plan directs the Town of Caledon to include policies in its Official Plan to review a proposal to expand the boundary of a Rural Settlement Area based on a specified list of criteria. ROPA 24 amended this policy to direct the Town to add the Growth Plan requirement for a municipal comprehensive review, but did not change the list of criteria to be addressed.

Comments Received by the Region and the Region's Response

Caledon did not comment as there was no substantive change being proposed.

The Province commented that a regional municipal comprehensive review should be required for a Rural Settlement Area boundary expansion. The City of Brampton commented that proposals for rural settlement expansions should address the same matters as proposals for expanding Rural Service Centres as set out in Section 7.9.2.12 of ROPA 24.

The Region is proposing to change Section 5.4.5.2.4 in ROPA 24 to add a requirement to demonstrate that the matters set out in Section 7.9.2.12, as determined jointly by the Town and the Region have been met. The Region is not proposing to require a ROPA for a rural settlement expansion, but is proposing to require Regional approval of the LOPA if the expansion will adversely affect the achievement of the regional Greenfield Density Target.

Staff Comments

The Growth Plan requires that a municipal comprehensive review for any settlement expansion address a specified list of requirements. These requirements are listed in Section 7.9.2.12 of ROPA 24. The proposed wording changes in Section 7.9.2.12 as discussed above address Caledon's concerns about the municipal comprehensive review requirements. The proposed requirement for Regional approval of the LOPA for a Rural Settlement boundary expansion is preferred to a requirement for a ROPA as a method of ensuring conformity to the regional Greenfield Density Target. Therefore Caledon staff supports the proposed revision.

Settlement Study Areas and Review of Tullamore

Draft ROPA 24 Policy Overview

ROPA 24 shows Settlement Study Areas on Schedule D around Mayfield West, Tullamore and Bolton. A new Section 5.4.7 in ROPA 24 indicates that the Settlement Study Areas delineate the general areas where the Town will plan to accommodate long term population and employment growth and that the Town of Caledon will review the



function of Tullamore to determine whether it should become a more significant employment node within the Rural System. The outcome of the Town's review of Tullamore will be the basis for undertaking a regional municipal comprehensive review.

Comments Received by the Region and the Region's Response

Caledon commented that the identification of the Settlement Study Areas will strengthen and enhance the Town's growth management strategy, providing recognition and certainty at the Regional level for Caledon's growth planning.

The Province commented that it did not support the definition of Settlement Study Areas and that the need for settlement expansions should be determined through a regional municipal comprehensive review. Areas to be protected for future employment uses should be identified conceptually and meet the Provincial criteria for strategic employment areas beyond 2031 set out in the Planning for Employment in the Greater Golden Horseshoe Background Paper (May 2008). These criteria include: inter-regional economic significance; significant scale and cluster of employment activity; proximity to major infrastructure, major markets, a skilled labour force and research and development activities; the areas support achieving the growth management objectives of the Growth Plan and the knowledge-based economy and have support from various levels of government, community, industry and other organizations.

The City of Brampton requested clarification of the purpose of the Settlement Study Areas and commented that the potential function of Tullamore should not be discussed in detail in this section; it should be left to the outcome of the planning studies and Official Plan amendments.

The Region is proposing that the Settlement Study Areas be retained, that clarification be added to Section 5.4.7 that the Settlement Study Areas are areas where studies will be undertaken, and should not be interpreted as development boundaries, and that a new Section 5.4.7.2.4 be added indicating that any change to the role and function of Tullamore within the Regional structure will require a ROPA.

Staff Comments

The proposed clarification of the role of the Settlement Study Areas is consistent with the original intent of this delineation. Caledon anticipated that if the review of Tullamore's function recommends a significantly enhanced role as an employment centre, it would likely be subject to the requirement for a ROPA and is not, therefore, concerned with the proposal to make this requirement explicit.

Strategic Infrastructure Study Area (SISA)

Draft ROPA 24 Policy Overview

ROPA 24 shows the SISA on Schedule D as a conceptual area for protection for potential infrastructure including the GTA-West Corridor and potential long-term strategic employment lands. Section 5.7.2 requires a satisfactory assessment demonstrating that a development application will not predetermine or preclude the outcomes of the GTA-



West Corridor Environmental Assessment. The area municipalities are also directed to include this requirement in their Official Plans.

Comments Received by the Region and the Region's Response

Caledon Council requested that the major North-South transportation corridor identified on the west side of Caledon through the Halton-Peel Boundary Area Transportation Study (HPBATS) be included in the SISA in ROPA 24. This would apply only to the portion of the North-South corridor linkage within Caledon between Mayfield Road and the SISA. Caledon has shown the North-South Corridor linkage as part of the SISA on Schedule A1 in OPA 226.

The Province commented that clarification is needed that the "Future Transportation Corridor" shown in the Growth Plan is conceptual and that the mapping of the SISA is premature pending the completion of the GTA-West Environmental Assessment.

The Region is proposing to retain the SISA on Schedule D of ROPA 24. Regional staff agrees with the principle of corridor protection and is open to showing the North-South Corridor linkage on the schedules in ROPA 26, the Transportation Schedules, but does not feel that including it in the SISA is warranted at this time, based on its current status. Regional staff has indicated that Caledon can show the corridor in OPA 226, but it should be shown differently from the SISA.

Staff Comments

Caledon staff will continue to work with Regional staff to ensure that appropriate mechanisms for protecting the North-South Corridor linkage are in place. Caledon staff will explore ways of differentiating the North-South Corridor linkage from the SISA as shown in OPA 226 and present a revised Schedule A1 to Council with the revised version of OPA 226.

Employment Lands

Employment Land Supply

Draft ROPA 24 Policy Overview

ROPA 24 Section 5.6 directs the area municipalities to designate an adequate supply of employment land to achieve the employment forecasts in Table 3. Figure 15 shows the area municipal land needs based on the Region's Employment Land Study (2009) and Section 5.6.2.3 of ROPA 24 indicates that the Region will be using Figure 15 as a guideline for employment land use planning to 2031.

Comments Received by the Region and the Region's Response

Caledon did not express any concerns with the employment lands policies in ROPA 24, but the staff report did observe that the land need for Caledon identified in Figure 15 is 32 gross hectares (79 gross acres) less than the need identified in Caledon's



Employment Land Needs Study (2007) and that the reduction will have to be reflected in the future distribution of employment land and associated settlement expansions.

The Province commented that the Region should identify employment lands in the Regional Plan and that the Province does not agree with the methodology used to determine the land needs in Figure 15 of ROPA 24.

The Region received comments stating that the reference to "Employment Lands" should be changed to "Employment Areas" to be consistent with the Provincial Policy Statement.

The City of Brampton has requested the Region to provide flexibility in the employment land requirements due to the uncertainty in the economy which may impact future employment densities and employment land needs and that the detailed area municipal employment land needs tables be removed from Figure 15.

The Region is not proposing to designate employment lands in the Regional Plan. The Region will review the usage of the term "Employment Lands" and will replace it with "Employment Areas" where appropriate.

The land needs tables on Figure 15 will be retained, but a note will be added stating that the land needs are subject to refinement following detailed area municipal studies that will evaluate further intensification opportunities and determine the type and density of employment uses in new and existing employment areas.

Staff Comments

Caledon supported the inclusion of area municipal land needs tables in Figure 15, as they provide a basis at the Regional level for Caledon's proposed employment land expansions, and requests that the tables be retained. Figure 15 currently contains a note stating that changes may be made without amendment to the Plan, and therefore, changes can be made based on area municipal studies.

The wording of OPA 226 will need to be reviewed for consistency with ROPA 24 with respect to references to Employment Lands/Areas.

Employment Land Protection

Draft ROPA 24 Policy Overview

ROPA 24 requires a municipal comprehensive review for conversions of employment lands to non-employment uses and Section 5.6.2.6 directs the area municipalities to include policies in their Official Plans that only permit conversions subject to certain conditions. The list of conditions is specified in ROPA 24 and is derived directly from the Growth Plan.

Comments Received by the Region and the Region's Response



Caledon did not submit formal comments to the Region regarding the employment land protection policies. However, during the discussion at the Technical Advisory Committee, a concern with the wording of one of the conditions for conversions was identified. Section 5.6.2.6 iii) currently reads "The conversion does not affect the overall viability of employment areas in the Region...". This wording suggests that all of the employment areas in the Region need to be considered before permitting a conversion. Caledon staff requested a change to the wording to require consideration of the viability of the employment area where the conversion is proposed only.

The Province commented that the Region should require a regional municipal comprehensive review for conversions of employment land and that the Region should approve conversions.

In response to Caledon's request, the Region is proposing to change the wording to refer to "the viability of the employment area". In response to the Province's comment, the Region is proposing to require a municipal comprehensive review, but not a regional municipal comprehensive review, and approve the LOPA for the conversion.

Staff Comments

Caledon staff is satisfied with the Region's response to the comments.

Greenbelt Plan Conformity

Draft ROPA 24 Policy Overview

ROPA 24 proposes to adopt an approach to bringing the ROP into conformity with the Greenbelt Plan similar to the approach adopted for Oak Ridges Moraine Conservation Plan conformity amendment: a new section 2.2.10 Greenbelt Plan is proposed to be established which reflects the main policy components of the Greenbelt at a higher level, and directs the affected areas municipalities (primarily Caledon, and to a small extent Brampton) to include detailed, local Greenbelt policies in their official plans to bring them into conformity. ROPA 24 also proposes to include a new Schedule D3 in the ROP which identifies the Greenbelt Plan Area in Peel and related Greenbelt designations and mapping, including the Greenbelt Natural Heritage System.

Comments Received by the Region and the Region's Response

Caledon commented that the proposed ROPA 24 approach to Greenbelt Plan conformity is generally satisfactory: it is consistent with the approach to Oak Ridges Moraine Conservation Plan conformity, which assists in ease of interpretation, and it is generally consistent with the 5 principles of the ROP. Caledon provided specific comments indicating that Section 2.2.10.5.24 should be revised to also explicitly allow new agricultural buildings associated with existing agricultural operations within key natural features, and the language of this section speaking to recognizing uses in the zoning by-law only on a *site specific basis* needs to be reviewed.

The Province commented that the Region should provide greater and more detailed policy direction to the area municipalities with respect to a range of matters addressed in



the Greenbelt Plan, including the delineation of prime agricultural areas, rural areas and settlement boundaries, the protection of key natural heritage and key hydrologic features and lot creation. The Province also recommended that ROPA 24 include mapping of key natural heritage features and key hydrologic features.

A number of comments were received by the Region suggesting that the Greenbelt Natural Heritage System (NHS) be refined through the Region's conformity exercise (ROPA 24). The Toronto and Region Conservation Authority suggested that the Region refine the Natural Heritage System (NHS) by expanding the boundary to include key natural heritage features that overlap the NHS boundary. Some comments from the general public indicated that the NHS boundary identified by the Province was based on provincial natural features mapping that was not accurate.

With respect to Caledon's comments, the issues surrounding existing uses, including existing agriculture, expansions to existing buildings and the construction of new buildings, are being dealt with more broadly through the ongoing discussions regarding draft ROPA 21B: Agriculture and Natural Heritage policies. The Region is proposing to revise the policies of the Greenbelt policy sections which address these subjects to cross reference the general natural heritage policies of the Regional Plan. This will ensure that the broader solutions to these issues as worked out through the ROPA 21B discussions will be applied consistently within the Greenbelt.

Regarding the Provincial comments, the Region is not proposing to provide greater and more detailed policy direction to the area municipalities. This is considered inconsistent with the Region's proposed approach to Greenbelt conformity and would not respect the 5 principles of the Regional Official Plan or the established matrix of planning responsibilities.

Finally, with respect to the comments regarding the Natural Heritage System mapping, Regional staff has compared provincial natural heritage features mapping data used by the Province to delineate the NHS boundary with Regional and local mapping information. The analysis identified only very minor discrepancies between the datasets and provided no basis that the NHS boundary should be refined. Based on this analysis, Regional staff has not identified a need to refine the NHS boundary through this Regional conformity exercise and the policy direction in ROPA 24 will continue to be to identify the NHS as defined and mapped in the Greenbelt Plan. Instead, the focus will continue to be on allowing appropriate policy flexibility for uses within the NHS, including agriculture and existing uses, and this is being developed through the ongoing ROPA 21B discussions.

Staff Comments

The Region's proposed approach regarding the policies around existing uses, agriculture, new buildings and structures and expansions to existing buildings and structures is supported in that it allows the Region to continue to work with stakeholders to resolve the issues at a broader level through ROPA 21B, and then apply the solutions consistently within the Greenbelt Plan Area. The Planning and Development Department will be bringing a future report to Council when the discussions regarding ROPA 21B have been completed and the outcomes are known.



Staff is supportive of the Region's anticipated direction to respect the 5 principles of the Regional Official Plan and not add detailed policies and policy direction to the area municipalities.

Staff accepts the Region's analysis of the accuracy of the natural features mapping within the Greenbelt Natural Heritage System mapping and the anticipated Regional policy direction that ROPA 24 will include the NHS as mapped in the Greenbelt Plan. This Regional analysis and policy direction will inform Caledon's consideration of similar comments made in response to the Town's draft Provincial Policy Conformity amendment, OPA 226.

It should be noted that during the development of the Greenbelt Plan, and since the Plan came into effect in 2005, there were broader questions raised by the public and the Town of Caledon and Region of Peel regarding the overall methodology used by the Province to develop the NHS and the criteria upon the NHS boundaries were based. To address this broader issue it is recommended that the Town and the Region request the Province to undertake a comprehensive review of the Greenbelt NHS in the lead up to the 2015 Greenbelt Plan review, including producing a clearly defined methodology and set of criteria which will form the basis of this comprehensive review.

FINANCIAL IMPLICATIONS

The proposed policies contained in ROPA 24 have no immediate financial implications to the Town of Caledon. The policies contained in ROPA 24, if approved, will require extensive future work relating to implementation of the policies, the cost of which is yet to be determined. Many of these future initiatives will require Caledon's participation, however specific potential longer term cost and revenue implications of the proposed new policy directions for the Town of Caledon are unknown at this time. New initiatives flowing from the proposed policies requiring budget and staff resources would be subject to a consideration of Town priorities and future Council approval.

The assessment of areas for boundary expansions in South Albion-Bolton and Mayfield West Phase 2 have a total budget of approximately 2 million dollars. These projects are, in part, relying on the population and employment allocations contained in Council-endorsed OPA 203, which, as explained earlier in this report, are largely reflected in the Town of Caledon population and employment allocations contained in draft ROPA 24. Any significant reductions to Caledon's population and employment allocations could pose serious risks to these projects and potentially result in negative financial impacts, such as a loss or reduction of future employment lands development. It is Town staffs understanding that the Region will not be proposing any reductions to Caledon's allocations as a result of the ROPA 24 circulation process.

The Table below illustrates the anticipated tax impacts of the employment and housing projections contained in the May 1, 2006 CN Watson Study that underpins the OPA 203 population and employment allocations. The % of Property Taxes projected from Residential is projected to reduce by 0.25% (from 82.56% to 82.31%). The % of Property Taxes projected from Commercial & Industrial properties is projected to increase by 0.83% (from 16.16% to 16.99%).



	2009		2031 Projection	
RESIDENTIAL	\$25,552,629	82.56%	\$46,780,375	82.31%
COMMERCIAL & INDUSTRIAL	\$5,001,285	16.16%	\$9,654,855	16.99%
OTHER	\$397,811	1.29%	\$397,811	0.70%
	\$30,951,725	100.00%	\$56,833,041	100.00%

LEGAL IMPLICATIONS

The Region of Peel and the Town of Caledon are required to bring their Official Plans into conformity with new Provincial planning legislation and policies in accordance with Section 26 of the *Planning Act*. The finalization and adoption of ROPA 24 by Regional Council is a key step in achieving conformity at the Regional and area municipal level. ROPA 24 provides direction for Caledon's conformity amendment, OPA 226, and therefore the changes to ROPA 24 have implications for Caledon's conformity as discussed in this report.

NEXT STEPS

Regional staff anticipates that the revised version of ROPA 24 will be brought to the Inter-Municipal Planning Sub-Committee on April 1, 2010 for resolution of the outstanding issues, namely the Brampton population forecasts and the intensification targets. The final ROPA 24 will be brought forward for Regional General Committee's consideration on April 15, 2010. Following Regional Council adoption of ROPA 24, it will be sent to the Province of Ontario for review and approval.

CALEDON COMMUNITY WORK PLAN

Not applicable.

POLICIES/LEGISLATION

The *Planning Act, 2006*;
 Region of Peel Official Plan;
 The Provincial Policy Statement 2005;
 The Greenbelt Plan, and *Greenbelt Act, 2005*; and,
 The Growth Plan for the Greater Golden Horseshoe and, *Places To Grow Act, 2005*.

CONSULTATIONS

The Region of Peel has consulted extensively with all relevant stakeholders during the preparation of ROPA 24. A Statutory Open House was held in Caledon on September 10, 2009 and the Statutory Public Meeting was held on October 8, 2009. Regional staff has consulted with Caledon and other Peel area municipal staff since the inception of the studies that serve as the basis for draft ROPA 24. The Region has also extensively consulted with stakeholders, the general public, councils of the area municipalities, and aboriginal groups.



The Region's responses to the comments received through the above-noted consultation and the resulting revisions proposed to ROPA 24 have been discussed extensively at the Technical Advisory Committee consisting of Regional and Area Municipal staff.

ATTACHMENTS

It is staff's current understanding that a Region of Peel staff report on ROPA 24 including ROPA 24 Growth Management, Employment Lands and Greenbelt policies will be made available to the public on March 29, 2010 and therefore cannot be attached to this report. Following its release, the Regional staff report on ROPA 24 should be reviewed in conjunction with this report.

CONCLUSION

ROPA 24 contains strategic level policies intended to provide direction to the area municipalities on growth management, employment lands and greenbelt related issues. The PROPR process has involved considerable coordination and consultation with area municipal staff, stakeholders and area municipal Councils. The draft ROPA 24 released in July, 2009 addressed provincial conformity while remaining responsive and supportive of local planning objectives. Caledon supported many aspects of draft ROPA 24 in its comments of October 20, 2009, and identified a number of other policies that required further review and revision prior to adoption by Regional Council.

Regional staff has considered all of the comments on draft ROPA 24 and has developed responses to the comments in consultation with the Technical Advisory Committee. As part of its consideration of the comments, Regional staff is proposing changes to some of the ROPA 24 policies.

Caledon's primary concern with the draft ROPA 24 was the requirement for Caledon to plan to meet the Greenfield Density Target of 50 persons and jobs per hectare. Caledon commented that it cannot meet this target on its own due to the need for new growth to compensate for the existing low density Designated Greenfield Areas such as the Palgrave Estate Residential Community and low density employment lands. In response to Caledon's request, the Region is proposing to remove the Palgrave Estate Residential Community from the Greenfield Density Target calculation and the specific Greenfield Density Targets for each area municipality. The Region is proposing to undertake a comprehensive analysis of regional Greenfield Density in collaboration with the area municipalities that will demonstrate how the growth forecasts will be planned at the municipal level to contribute to the achievement of the regional Greenfield Density Target. This analysis will address the other areas of concern identified by Caledon including the de-linking of the residential and employment land densities, the need to compensate for the existing Designated Greenfield Area and settlement expansions in the Greenbelt.

Caledon's other major concern was the requirement for the regional municipal comprehensive review for a settlement boundary expansion to requirement to assess whether the growth can be accommodated through intensification and in the Designated Greenfield Area elsewhere in the "regional market area". Caledon requested clarification of the scope of the regional municipal comprehensive review and confirmation that the area municipal population and employment allocations established through the 5-year



TOWN OF CALEDON

review will not change as a result of this requirement. Based on this comment and comments by others, the Region is proposing to require a municipal comprehensive review that examines the opportunities for growth in the area municipality only, not the "regional market area".

As a lower-tier municipality, the Town of Caledon is required to conform with ROPA 24 when it is adopted. Throughout its participation in the PROPR process, staff's primary objective has been to ensure that the final ROPA 24 policies that are presented for adoption by Regional Council are supportive of and complementary to the Town's efforts in addressing its local growth and employment needs. The proposed final version of ROPA 24 continues the collaborative approach to planning outlined in the Region and Area Municipal Planning Responsibilities Matrix as agreed to by the Region, Mississauga, Brampton and Caledon.

Based on the extensive staff level discussions that have occurred through the Technical Advisory Committee over the past several months, and the understood outcomes of these discussions, Caledon staff is generally satisfied with the Region's proposed approaches to dealing with the issues raised by Caledon in the Town's comments and with the Region's proposed response to comments from agencies or other parties that could potentially adversely affect Caledon. In light of such comments, the Town should continue to express its support for the population and employment forecasts, Settlement Study Areas and Strategic Infrastructure Study Area. In anticipation of the Region's proposed Greenfield Density analysis, the Town should continue to express its concerns regarding the inclusion of the Designated Greenfield Areas in the calculation of Greenfield Density and the applicability of the Greenfield Density Target to future employment areas.

Prepared by:
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Recommended by:
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Approved by:
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Approved by:
Douglas Barnes
Chief Administrative Officer

49-343

From: Our Caledon, Our Choice [mailto:ourcaledonourchoice@gmail.com]
Sent: March 25, 2010 1:03 PM
To: Kuczynski, Roman
Cc: Raralio, Irene
Subject: Comment on ROPA 24 and Caledon Population Forecasts

Hello Mr. Kuczynski and Ms. Raralio,

Per the attached letter, for your consideration.

Thank you,

Board of Directors
Our Caledon Our Choice

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You are receiving this message because you indicated an interest in Our Caledon Our Choice. If at any time you would like to stop receiving communications from Our Caledon Our Choice, please e-mail us and we will remove you from our membership list.

Mission Statement, Vision Statement, Guiding Principles and Privacy Policy are all available on request. Donations can be made payable to Our Caledon Our Choice and mailed to P.O. Box 562, Stn Main Bolton, Ontario L7E 5T4.

Visit our website at <http://ourcaledonourchoice.blogspot.com/>



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Our Caledon Our Choice

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March 23, 2010

Via E-mail

Roman Kuczynski
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Corporate Services
Regional Municipality of Peel
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Brampton, ON L6T 4B9

RE: Regional Official Plan Amendment 24 and Town of Caledon Population Forecasts

Our Caledon Our Choice would like to convey to the Region of Peel what we have heard from the residents of Caledon, and request that the following be taken into consideration in developing the population forecasts in Regional Official Plan Amendment (ROPA) 24.

In June 2008, a survey revealed overwhelming support among Caledon residents for resisting additional development pressures and maintaining Caledon as a small town of 100,000 population.

In November 2008, a petition supporting Caledon Official Plan Amendment (OPA) 203 was presented to the Town of Caledon by Our Caledon Our Choice. The petition, which was signed by over 2,200 Caledon citizens and business owners, called for Town of Caledon Council to resist attempts to reopen the growth plan and to resist pressure for premature increases of population or expansion of the residential boundaries.

Some additional details on the above two points are included as an attachment to this letter.

The majority of Caledon's citizens supported Caledon's OPA 203, and were satisfied that the population forecasts from OPA 203 were incorporated into draft ROPA 24 (and subsequently into Caledon's Provincial Policy Conformity OPA 226) as follows:

71,487 people by 2011
84,000 people by 2021
111,000 people by 2031

We wanted to take this opportunity to reiterate that Caledon's citizens want to see Caledon's population numbers and dates remain as above in the next draft of ROPA 24 that will be presented to General Committee, and then to Regional Council.

Best Regards,



Rob Mezzapelli
Chairs, Our Caledon Our Choice

Attachment

RE: Regional Official Plan Amendment 24 and Town of Caledon Population Forecasts

In June 2008, the Caledon Countryside Alliance retained Oraclepoll Research to conduct a poll of Caledon residents. Oraclepoll reported overwhelming support for maintaining the size of Caledon and for preventing it from being overdeveloped. This poll is considered accurate to +/- 5.6%, 19 times out of 20.

- When residents were asked, "Do you want Caledon to remain a small town of 100,000 people?", 87.4% of respondents indicated that they wished Caledon remain a small town. The support was consistent across all five wards, ranging from a low of 84.1% in Ward 5 (Bolton) to a high of 93.5% of residents in Ward 3.
- When asked if they thought "municipal officials should resist development pressures and keep Caledon a small town", average support across all wards was 85%. The lowest support was 80.3% in Ward 5.
- In a similar vein, 46% of residents polled indicated that they considered development and sprawl to be the greatest environmental threat to the countryside around Caledon.

On November 11, 2008, a petition supporting OPA 203 was presented to the Town of Caledon by Our Caledon Our Choice. The petition was signed by over 2,200 Caledon citizens and business owners.

PETITION TO the Council of the Town of Caledon:

WHEREAS the Town's Official Plan Amendment 203, which contains population forecasts and geographic distributions for 2021 and 2031, was endorsed by the Town of Caledon Council on August 1, 2006 and re-affirmed on November 6, 2007;

WHEREAS this plan was achieved through a full and open democratic process that respected the environmental, social, and economic needs of Caledon as well as input from local citizens, organizations and businesses;

AS Caledon residents and/or business owners interested in maintaining Caledon's unique character as a collection of small, green, safe communities and surrounding rural areas where citizens enjoy a high quality of life,

WE the undersigned petition the Town of Caledon as follows:

WE call for the Town of Caledon Council to resist attempts to reopen the growth plan that has been twice endorsed by Council and to resist pressure for premature increases of population or expansion of the residential boundaries.

The undersigned Caledon Residents totaled 2,279. For perspective, **this represents approximately one signature for every 20 adults in Caledon** – a huge response.

All parts of Caledon were represented by the signatories, including Alton, Belfountain, Bolton, Caledon East, Caledon Village, Cedar Mills, Cheltenham, Inglewood, Mayfield, Mono Mills, Palgrave, Sandhill, Terra Cotta, Valleywood and the rural areas in between and stretching to the borders.

About 60% of signatories were from Ward 5, Bolton. About 7% identified themselves as simply from Caledon, without specifying a village.

In addition to the 2,279 Caledon residents, 55 people from outside Caledon signed the petition, for a total signature count of 2,334. These non-residents insisted on signing the petition for various reasons - because they do business in Caledon, have family in Caledon, live close enough to be affected by what happens in Caledon, are concerned their community may be faced by the same challenges, or simply want to support Caledon.