

APPENDIX III
July 20, 2006

**PLANNING POLICY AND RESEARCH
ESTABLISH A DATE FOR A PUBLIC MEETING: APPLICATION TO AMEND THE
REGIONAL OFFICIAL PLAN (REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 18) TO
UPDATE POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS**

REGION OF PEEL

REGIONAL OFFICIAL PLAN

**REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 18- AMENDMENT TO UPDATE
POPULATION, HOUSEHOLD AND EMPLOYMENT
FORECASTS**

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THE CONSTITUTIONAL STATEMENT

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

Part B, The Amendment, consisting of amendments to the Text, the Figures and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment Number 18 to the Official Plan for Peel Region.

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PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of the Amendment is to update population, household and employment forecasts and amend the planning horizon for the Rural System in the Regional Official Plan from 2021 to 2031.

2. Basis

On June 16, 2005 Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) that updated population, household and employment forecasts, and extended the planning horizon for the Urban System to 2031. The planning horizon for the Rural System was not changed at that time. At that time the Mississauga and Caledon population, household and employment forecasts were under review. It was acknowledged in the ROPA 15 report that these forecasts will need to be revised and that Planning staff will report to Council at a later date regarding the need for updated Peel-specific forecasts. It is important to note that ROPA 15 has been appealed to the Ontario Municipal Board (OMB), so it is not yet approved. Peel and Brampton staff are exploring options for settling some of the appeals. The next OMB pre-hearing on this matter is scheduled for September 22, 2006.

Major changes, affecting the state of Peel forecasts, have occurred since the current Regional forecasts in ROPA 15 were adopted by Regional Council in June, 2005. The City of Mississauga and the Town of Caledon have completed their updated growth forecasts. The City of Brampton is in the process of updating its Official Plan and finalizing its 2006 Growth Management Program Development Outlook Report. The Places to Grow Plan came into effect on June 16, 2006 introducing upper-tier growth forecasts and the 40 per cent intensification target among other issues. These changes need to be reflected in the development of current and/or future amendments.

On January 18, 2006 Mississauga City Council approved Resolution 0001-2006 which adopted revised growth forecasts for Mississauga. In the same resolution, City Council also requested that the Region amend the Regional Official Plan to reflect these growth forecasts.

On May 16, 2006 Caledon Council approved resolution W-204-2006 endorsing the revised forecasts and requesting the Region of Peel to amend the Regional

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Official Plan to reflect Caledon's numbers. The Town held a statutory public meeting on their OPA on June 12, 2006.

Regional staff and the area municipal staff formed the Technical Working Group. The Group has been meeting on a regular basis and reached consensus on the proposed forecasts as well as agreement to proceed with the amendment. The Group emphasized the need to reflect the recent Caledon forecasts in the Regional Official Plan. At the same time, the Group agreed that the proposed changes are a minor update to the Regional Official Plan and do not require any comprehensive studies.

Regional staff have also undertaken a preliminary evaluation of the intensification rate in Peel to test the 40 per cent intensification target defined in the Places to Grow Growth Plan. This evaluation indicates that Peel will be capable of achieving the Provincial intensification target when some additional opportunities for intensification and redevelopment are identified. However, this issue needs to be addressed at a later date through joint Regional and Area Municipal efforts.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitutes Amendment Number 18 to the Region of Peel Official Plan 1996.

a. Amendments to Text

1. Chapter 1, Introduction, Section 1.3.4, in paragraph three the second sentence is deleted and replaced with the following:

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

2. Chapter 3, Resources, Section 3.2.2.9, in paragraph two the first sentence is deleted and replaced with the following:

“This Policy may not be used to address a proposal that has the effect of adjusting the 2031 Regional Urban Boundary, or the 2031 boundary for the

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Caledon East Rural Service Centre, or the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres.”

3. Chapter 4, Population and Employment Forecast, Section 4.1.1, the second sentence in the first paragraph is deleted and replaced with the following:

“The forecasts serve as the basis for determining Regional *services* and establishing land requirements to accommodate growth to the year 2031.”

4. Table 1: Population and Employment Forecasts for Peel:

- i) Caledon figures are deleted and replaced with the following:

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Caledon Section of TABLE 1: Population ¹ , Household and Employment Forecasts									
Year	2011			2021			2031		
Municipality	Population	Households	Employment	Population	Households	Employment	Population	Households	Employment
Caledon	75,000	21,000	28,000	88,000	27,000	38,000	113,000	35,000	49,000

ii) The three notes to be deleted and replaced with the following:

“Notes: ¹ Population figures include Census undercount”

PL-B2-14

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5. Chapter 5, Regional Structure, Section 5.4.3, paragraph one is deleted and replaced with the following one:

“The only Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of *the Region*. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated through a comprehensive review analysis and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services.”

6. Chapter 5, Regional Structure, Section 5.4.3.2.2 is deleted in its entirety and replaced with the following:

“Designate 2031 boundaries for the three Rural Service Centres in this Plan. The 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres are shown on Schedule D. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be determined through a comprehensive analysis. The need to incorporate the 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be considered consistent with Section 7.9 of this Plan and will require an amendment to this Plan.”

7. Chapter 5, Regional Structure, Section 5.4.3.2.5 is deleted in its entirety and replaced with the following:

“Direct the Town of Caledon to designate in its Official Plan, consistent with the policies in this Plan, the 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres.”

8. Chapter 5, Regional Structure, Section 5.4.3.2.6.b, the reference to “2021” is deleted and replaced with “2031”.

9. Chapter 5, Regional Structure, Section 5.4.4.2.2 is deleted in its entirety and replaced with the following:

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“The 2031 boundary for the Palgrave Estate Residential Community is designated in this Plan on Schedule D. The need to change the 2031 boundary will be considered consistent with Section 7.9 of this Plan. Any change to the 2031 boundary will require an amendment to this Plan.”

10. Chapter 6, Regional Services, Section 6.3.2.1, the reference to “2021” in the first sentence is deleted and replaced with “2031”.
11. Chapter 7, Implementation, Section 7.8.2.11, the reference to “2021” in the second bullet is deleted and replaced with “2031”.
12. Chapter 7, Implementation, Section 7.9, by deleting the first sentence and replacing it with the following:

“The objectives and policies contained in this Plan set the direction for *Peel* until 2031.”
13. Chapter 7, Implementation, Section 7.9.2.8, the second and third bullets are deleted and replaced with the following:
 - proposed amendment to the 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres
 - proposed amendment to the 2031 boundary for the Palgrave Estate Residential Community”