

## REGION OF PEEL

### REGIONAL OFFICIAL PLAN STRATEGIC UPDATE

### REGIONAL OFFICIAL PLAN AMENDMENT NO.15- AMENDMENT TO EXTEND THE REGIONAL URBAN BOUNDARY

### (NORTHWEST BRAMPTON)

June 16, 2005

Appendix I

Regional Official Plan Strategic Update (ROPSU) Regional Official Plan Amendment No. 15 – Amendment to Extend the Regional Urban Boundary to Include the Lands in Northwest Brampton  
As adopted by Peel Regional Council on June 16, 2005

## THE CONSTITUTIONAL STATEMENT

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

Part B, The Amendment, consisting of amendments to the Text and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment No.15 to the Official Plan for Peel Region.

## PART A – THE PREAMBLE

### 1. Purpose of the Amendment

The purpose of the Amendment is to expand the 2021 Regional Urban Boundary to include Northwest Brampton and amend the planning horizon for the Urban System in the Regional Official Plan from 2021 to 2031.

### 2. Location

The subject lands comprise an area of approximately 2,428 hectares (6,000 acres) in Northwest Brampton, and are bounded by Mayfield Road to the north; the Credit River to the south, Winston Churchill Boulevard to the west, and irregular portions of McLaughlin, Creditview and Mississauga Roads to the east.

### 3. Basis

On March 8<sup>th</sup>, 2000 Brampton City Council decided to advance the Official Plan Review and directed staff to proceed with the initiation of a planning process for the Northwest expansion area in order to evaluate the long-term opportunities of those lands currently outside the City's urban boundary.

The Northwest Brampton Review planning process was undertaken in accordance with the PPS and the specific relevant policies in both the Brampton and Peel Region Official Plans. In particular, Policy 7.9.2.8 of the Regional Official Plan sets out the following key matters to be addressed when considering an amendment to the 2021 Regional Urban Boundary:

- a) environmental and resource protection;
- b) ensuring that there are no reasonable alternative location which avoid the *Prime Agricultural Areas* and no reasonable alternative locations with lower priority agricultural lands;
- c) the compliance with the minimum distance separation formulae;
- d) population and employment growth forecasts in accordance with Table 1;
- e) development potential, including *intensification* opportunities, within the existing areas, in the proposed expansion areas and their inter-relationship;
- f) opportunities for efficient use of land. Regional *infrastructure* and *services* in existing areas;

- g) fiscal impact including property assessment;
- h) the financial and physical abilities to provide necessary *services* to the proposed area, including the suitability and availability of water and sewer servicing;
- i) the growth management strategies of the Region and the area municipalities;
- and
- j) other relevant Regional interests.

To satisfy these key Regional policy requirements, the following component studies for Northwest Brampton were carried out in two phases:

- Employment/Residential Demand Review
- Shale Resources Evaluation
- Transportation Infrastructure Review
- Environmental/Open Space
- Agriculture Study
- Municipal Fiscal Impact
- Servicing Study

The purpose of these component studies was to evaluate whether expanding the Regional urban boundary to include Northwest Brampton was appropriate while taking into account Provincial, Regional and City interests. Regional staff participated on Technical Advisory Committees directing the preparation of studies and prepared the Phase 2 servicing study. Regional staff provided Council with regular status updates on Northwest Brampton.

In addition to the component studies, the Northwest Brampton Landowners Group submitted a Shale Resource Study prepared by Gartner Lee Limited in November 2004, which undertook an “assessment of the shale resources in Southern Ontario in order to provide a provincial context for the shale resource in Northwest Brampton”. This study supported the overall findings of the City’s July 2002 shale study prepared by MHBC Planning Limited and ESG International. In turn, the City’s consultant’s, MHBC Planning Limited and ESG International, carried out a peer review of the Gartner Lee work and concluded that it was consistent with their own study and also provided valid additional information on the general distribution and overall quantum of potential shale resources.

With the City’s urban boundary review in progress, in March 2002, Regional Council directed staff to review the Regional Official Plan by examining four

areas as part of a Regional Official Plan Strategic Update (ROPSU). The regional structure is one of the four focus areas which include consideration of the proposed expansion of the Regional Urban Boundary to include Northwest Brampton.

In April 2005, the Region retained Hemson Consulting Limited to determine whether the proposal to expand the Region's urban boundary is consistent with the new 2005 Provincial Policy Statement and meet the applicable comprehensive review criteria. Hemson's report of June 2005 confirmed that the urban boundary expansion is consistent with the Provincial Policy Statement and meet the applicable comprehensive review criteria

It has thus been determined that these studies have satisfied the requirements of Policy 7.9.2.8 with respect to items a) to i), and that there are no further requirements pertaining to "other relevant Regional interests" in the context of item j) of this policy.

The impetus behind the need to expand the 2021 Regional Urban Boundary in Brampton and extend the planning horizon of the ROP for Brampton from 2021 to 2031 are:

- Component studies in the area of growth forecasting, geology, environment, transportation, servicing and municipal finance undertaken for the City of Brampton since 2001 established the need to expand the urban boundary of the City to accommodate projected population and employment growth to 2031.
- The Province's draft "Places to Grow" policy document released in the summer of 2004 and the Growth Outlook for the Greater Golden Horseshoe, released in January 2005 states the Province's expectation that more than four million additional people and more than two million jobs will be created in the Greater Golden Horseshoe by 2031. It is also notable that the draft "Places to Grow" document designates Brampton as one of a limited number of "Urban Growth Centres".
- With the exception of 500 acres of land adjacent to the Credit River Valley designated as part of the Greenbelt Plan, the remaining lands within Northwest Brampton are not subject to the recently released Provincial Greenbelt Plan. This amendment specifically achieves conformity with the Greenbelt Plan by identifying these Credit River Valley buffer lands as lands subject to the Provincial "Greenbelt Plan.
- The expansion of the urban system to include all of Northwest Brampton is a logical extension of the existing urban boundary recognizing abutting

development, the potential availability of Regional and City services and the need to protect for the future North-South Transportation Corridor.

The studies undertaken by Brampton and the Region satisfactorily address the requirements of Section 7.9.2.8 of the Regional Official Plan, as well as the 2005 Provincial Policy Statement.

## PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitute Amendment No.15 to the Region of Peel Official Plan 1996.

### a. Amendments to Text

1. Chapter 1, Introduction, Section 1.3, paragraph one is deleted and replaced with the following:

“This Plan outlines strategies to guide growth and *development* in *Peel Region* for the period 2005 to 2031 for the Urban System and 2005 to 2021 for the Rural System. The reference year for the Plan is 2001, which was a Federal Census year”.

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

“Chapter 4 contains growth forecasts for Peel’s Urban System to the year 2031 and for the Rural System to the year 2021, allocates the forecasted population and employment growth among the three area municipalities, and contains policies regarding population and employment growth.”

3. Chapter 3, Resources, reference to “2021” in Section 3.2.2.4 and between the words “the” and “Regional” in the first sentence in the last paragraph of Section 3.2.2.9, is deleted and replaced with “2031”.

4. Chapter 4, Population and Employment Forecasts, Section 4.1.1:

- i) 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 within the Urban System to the year 2031, and within the Rural System to the year 2021.”

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- ii) The last sentence in paragraph two is deleted and replaced with the following:

“The Population, Household, and Employment forecasts for the years 2011, 2021 and 2031 are shown in Table 1”.

5. Table 1: Population and Employment Forecasts for Peel, is deleted and replaced with the following new Table. 1

TABLE 1: Population <sup>1</sup> , Household and Employment Forecasts									
Year	2011			2021			2031		
	Population	Households	Employment	Population	Households	Employment	Population	Households	Employment
Brampton	500,000	155,000	225,000	625,000	200,000	280,000	695,000	230,000	310,000
Mississauga <sup>2</sup>	695,000	235,000	470,000	715,000	250,000	495,000	730,000	265,000	500,000
Caledon <sup>2</sup>	66,000	22,000	30,000	84,000	29,000	37,000			
Total: Peel	1,261,000	412,000	725,000	1,424,000	479,000	812,000	1,509,000 <sup>3</sup>	524,000 <sup>3</sup>	847,000 <sup>3</sup>

Notes: <sup>1</sup> Census population excluding Census undercount

<sup>2</sup> The Mississauga and Caledon Population, Household and Employment Forecasts are under review.

<sup>3</sup> The 2031 Peel totals include the 2021 Caledon forecasts

6. Chapter 4, Population and Employment Forecasts, Section 4.2.2.3, reference to “2021” is deleted and replaced with “2031”.
7. Chapter 5, Regional Structure, Section 5.2, reference to “2021” in the Title, and in paragraphs one, two and three is deleted and replaced with “2031”; and reference to “2021” in Sections 5.2.1.1, 5.2.1.3, 5.2.1.4, 5.2.2.1, 5.2.2.2, 5.2.2.3, 5.2.2.4, Section 5.3, the introductory paragraph, and Sections 5.3.2.1 and 5.3.2.2 is deleted and replaced with “2031”.
8. Chapter 5, Regional Structure, by adding the following new section to it:

**“5.3.4 Northwest Brampton Future Urban Development Area**

The Northwest Brampton Future Urban Development Area within the Urban System comprise approximately 2,428 hectares (6,000 acres) of land bounded by Mayfield Road to the north, the Credit River to the south, Winston Churchill Boulevard to the west, and irregular portions of McLaughlin, Creditview and Mississauga Roads to the east, as identified on Schedule D.

**5.3.4.1 Objectives**

- 5.3.4.1.1 To accommodate a significant portion of future growth in Peel Region.
- 5.3.4.1.2 To recognize and protect environmental features of Provincial and Regional significance.
- 5.3.4.1.3 To ensure the provision of major infrastructure while minimizing the financial impact on Peel Region and member area municipalities.
- 5.3.4.1.4 To achieve orderly, cost effective and timely development.
- 5.3.4.1.5 To provide for the protection of the provincially significant shale resource, in advance of urban development.

**5.3.4.2 Policies**

- 5.3.4.2.1 In addition to the policies in this Plan that govern the Region’s Urban System, it is the policy of Regional Council to require the City of Brampton to ensure that its official plan, including all amendments and secondary plans, adhere to the following policies:

- a) That a natural heritage system be designated in conformity with sub-watershed studies approved by Credit Valley Conservation prepared under terms of reference approved by and to the satisfaction of Credit Valley Conservation;
- b) That development be phased to ensure the orderly progression of development into Northwest Brampton in relation to the ongoing development of lands within the existing urban boundary, and in accordance with the City's Growth Management Program;
- c) That a Phase 1 area and amount of development within Northwest Brampton be defined in the Brampton Official Plan based on the amount of development that can be supported by the existing and planned arterial road network and transit systems, exclusive of a North-South Transportation Corridor;
- d) That development of any subsequent phase of Northwest Brampton, beyond Phase 1, shall be permitted to proceed only if the development can be supported by the existing and planned arterial road network and transit systems, inclusive of a North-South Transportation Corridor, and only after the alignment, jurisdiction and financing mechanism of a viable North-South Transportation Corridor has been determined to the Region's satisfaction such that the construction of a highway within the North-South Transportation Corridor will occur in time to meet traffic demands including traffic demands generated from the subsequent phases of development;
- e) Maximize the opportunity afforded by the Mount Pleasant GO station to provide significant transit service and the development of transit-supportive land uses and densities;

- f) Provide for the protection of the shale resource in advance of urban development, recognizing that the population, household and employment forecasts that are the basis of the Regional Official Plan will ultimately require the utilization of all the Northwest Brampton lands to accommodate growth to the year 2031. In the meantime, the City of Brampton shall designate in the City's Official Plan a "Special Policy Area" to the satisfaction of the Region and Province, for identifying and protecting the shale resource until required for urban purposes; and
  - g) Provide measures to minimize the financial impact of major infrastructure development on the Region and member area municipalities.
9. Chapter 5, Regional Structure, Section 5.4, reference to "2021" in paragraph one and in Section 5.4.2.1, is deleted and replaced with "2031".
10. Chapter 6, Regional Services, Section 6.3.2.1, the first sentence is deleted and replaced with the following:
- "Require and provide full municipal sewage and water *services* to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021."
11. Chapter 7, Implementation, Section 7.2.2.7 reference to "2021" is deleted and replaced with "2031".
12. Chapter 7, Implementation, Section 7.8.2.11 reference to "2021" in the first bullet is deleted and replaced with "2031".
13. 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 for the Urban System and 2021 for the Rural System."
14. Chapter 7, Implementation, Section 7.9.2.8, reference to "2021" in the first bullet is deleted and replaced with "2031".
- b) Amendments to Schedules

1. Schedule A, Core Areas of the Greenlands System in Peel, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and identify the area within the 2031 Urban Boundary subject to the Provincial Greenbelt Plan, as shown on the attached Schedule A.
2. Schedule B, Prime Agricultural Area, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and remove the Prime Agricultural designation from lands within the 2031 Regional Urban Boundary, as shown on the attached Schedule B.
3. Schedule C, High Potential Mineral Aggregate Resource Areas, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and insert a note stating “High Potential Aggregate Resource Area within the 2031 urban Boundary is subject to the policy in Section 5.3.4.2. f), as shown on the attached Schedule C.
4. Schedule D, Regional Structure, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and to redesignate the lands identified as Northwest Brampton Future Urban Development Area from “Rural System” to “Urban System”, as shown on the attached Schedule D.
5. Schedule E, Major Road Network, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and identify the Conceptual North-South Corridor/Bramwest Parkway Study Area and conceptual North-South Corridor study area in Halton Region, as shown on the attached Schedule E.
6. Schedule F, Regional Road Right-of-Way Requirements, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, as shown on the attached Schedule F.
7. Schedule G, High Order Transit Network, is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, and show the Mount Pleasant GO Rail Station within the 2031 Urban Boundary as an existing GO Rain Station, as shown on the attached Schedule G.
8. Schedule H, L.B.P.I.A Operating Area is amended to show the location of the 2031 Regional Urban Boundary and the corresponding reference in the Legend, as shown on the attached Schedule H.