

# Peel Region Official Plan Review

## PROPR Update



### Message from the Regional Chair

**G**rowth management, sustainability, and protecting the natural environment, along with other planning topics, are becoming increasingly important in our changing world.

And as our region continues to grow and change rapidly, an updated Official Plan reflecting the economic, social, cultural and environmental priorities of Peel is more important than ever in ensuring a sustainable future for our community.

Working closely with stakeholders, community partners and our area municipalities, we are well into our second review of the Peel Region Official Plan. The initial review of the Official Plan was known as the Regional Official Plan Strategic Update and provided a scoped evaluation of environmental mapping, regional structure, human services and transportation issues. The current review focuses on Provincial conformity and will include policy review and analysis, leading to Regional Official Plan Amendments.

Discussion papers have been or will be developed for the focus areas of the review. These discussion papers provide information and initiate conversations about the individual focus areas and are key stepping stones in our review process. The information within these papers, together with comments received about them, will help us set the course for the Regional Official Plan Amendments we'll be putting forth to the Government of Ontario in 2009.

Input from our stakeholders and community continues to be crucial as we move into this next phase of our process and compile the facts that will form the basis of our Regional Official Plan Amendments. I'd like to thank you for your very important contributions to date and encourage you to stay involved in the Peel Region Official Plan Review (PROPR) process. Working as partners, we will be successful in planning a liveable and sustainable future for Peel.

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### Editorial + Design Committee

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This is the second in a series of newsletters on the PROPR, which provides a progress update on various aspects of the review process.

The PROPR is well underway and on target to meet the June 2009 conformity deadline set by the Government of Ontario. Regional staff is currently developing discussion papers in areas such as transportation, managing growth, sustainability, air quality, agriculture and energy, which will be used to garner public and stakeholder input on possible Peel Region Official Plan policy directions. In addition to recent successful transportation and energy workshops that were held on January 28, 2008, stakeholder consultation events are currently being organized for the sustainability and goods movement focus areas. Other consultation events will follow throughout 2008.

**Did you know?**

According to the 2006 Census, 561,240 immigrants lived in Peel, a 32% increase compared to 2001.

*Source: 2006 Census Canada*

Following the PROPR consultation events which will wind down by the fall 2008, staff will develop and present draft Peel Region Official Plan amendments for Council adoption. It is intended that these policies will strengthen the Peel Region Official Plan while ensuring conformity with legislation and policies such as the Provincial Policy Statement (2005), the Greenbelt Plan (2005), and the Places to Grow Act (2006) and the Growth Plan for the Greater Golden Horseshoe (2006).

With continued co-operation with area municipal partners, various agencies and public and stakeholder input, the PROPR process is well on its way.

## Peel Region Official Plan Review Focus Areas:



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# Sustainability Tour and Workshop



On April 8, 2008, the Region of Peel will host a sustainability workshop to gain input and feedback on environmental, social, cultural and economic pillars of sustainability and their policy implications for Peel. Input received at the workshop will be considered for inclusion into the PROPR.

Input from the workshop may also lead to the development of additional sustainability principles and the development of indicators and targets. In particular, connection between the various areas of the PROPR process from a sustainability lens will be explored. A key consideration will be how the policies in the Official Plan support the notion that the decisions made by Council today about planning matters do not detrimentally affect future generations of Peel residents. Another key objective includes developing directions for a broader long-term, corporate initiative on sustainability which examines the business practices of the Region of Peel from a sustainability perspective to ensure our own corporate initiatives are aligned with leading-edge thinking on ensuring a sustainable society.



Regional staff is also organizing a sustainability tour for Spring 2008 for Regional Councillors, which will consist of guided site visits to sustainable communities and projects. These sites will include residential, educational and institutional facilities. The purpose of the tour is to illustrate that the Region can promote sustainable planning of communities and significantly contribute to environmental sustainability by curbing adverse and undesired effects on the environment while ensuring our social/cultural attributes and economy remain vibrant.

Did you know?

Canada produces 23.45 tonnes of greenhouse gases per person per year, which is approximately two per cent of global emissions although Canadians only make up about 0.5 per cent of the global population.

Source: 2007  
[www.carbonzerocanada.com](http://www.carbonzerocanada.com)

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On Nov. 20, 2007 Ontario's Ministry of Public Infrastructure Renewal (MPIR) released a technical paper that finalizes the methodology and defines the proposed final built boundary, as per the Growth Plan for the Greater Golden Horseshoe. The paper delineates the built-up area for Peel's Urban System (Mississauga and Brampton), the three Rural Service Centres (Bolton, Caledon East and Mayfield West), Caledon Village and Palgrave Estate Residential Community. This "built" boundary defines an area that must accommodate 40 per cent of residential development by 2015 and maintain this level until 2031.

Peel's small rural settlements are identified as "undelineated built-up areas". These settlements are not considered to be major contributors to intensification and their size and character do not allow for defining larger, continuous areas of existing development. Residential development within these settlements will be counted towards the 40 per cent intensification rate mandated by the Government of Ontario but they do not have to meet the density target established for the designated greenfield area of 50 residents and jobs combined per hectare.

The proposed final built boundary was released for review by municipalities and once finalized, the boundary must be used in implementing the Growth Plan for the Greater Golden Horseshoe in all municipalities. A final built boundary will be released when all necessary refinements are complete.



Regional staff, in consultation with the area municipalities, provided comments to the Government of Ontario on the proposed built boundary. The comments included requests that:

- the Palgrave Residential Estate Community be treated as an undelineated built-up area;
- the entire area of Mississauga be included within the built boundary; and
- several minor refinements be made to reflect data accuracy and consistency.

Our initial evaluation of the implications of the built boundary indicates various development scenarios are possible to meet the Province's 40 per cent intensification requirement. However, relying on the status-quo or current development patterns will not allow us to achieve the Province's objectives. A discussion paper on this issue will be released during 2008.

Regional staff will be implementing the built boundary into the Regional Official Plan by introducing policies that ensure achieving the intensification and density targets. In addition, regional staff intends to monitor these targets to measure the effectiveness of the regional policies.

For more information on the Growth Plan for the Greater Golden Horseshoe, visit

[www.placestogrow.ca](http://www.placestogrow.ca)

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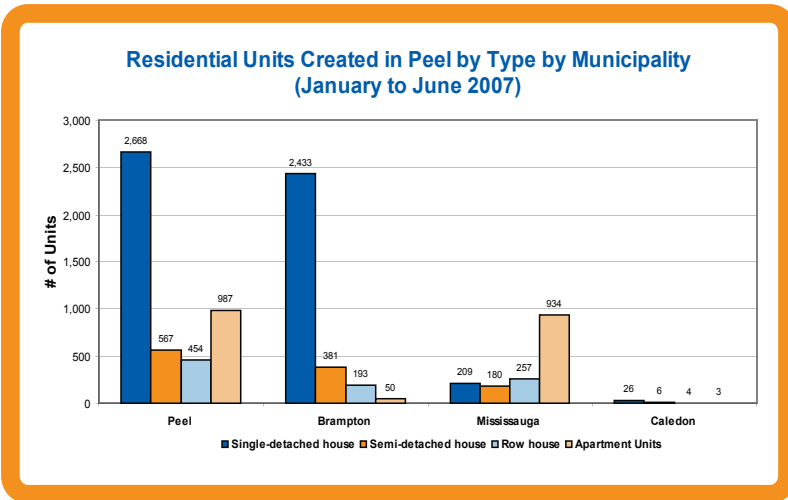


Walking through Mississauga or Brampton's communities, it's hard not to notice how rapidly Peel has grown. The rapid growth is reflected in the Region's growing cultural diversity, infrastructure, employment and housing. In the past decade, Peel has experienced a surge in construction activity. Data from Statistics Canada shows that by June 2007, Peel had the highest total value of building permits (\$1.81 billion) and the second highest number of residential units created in the Greater Toronto Area (GTA). Of the total building permits issued in Peel in 2007, more than two-thirds were in the residential sector. Among the three area municipalities, Brampton had the largest share of residential units, representing 67 per cent of the Region's total. By June 2007, Brampton also had the highest number of single units created, representing 91 per cent of Peel's total. In comparison, 87 per cent of all residential units created in Mississauga were multiple dwellings.

Rapid growth in residential construction has been fuelled by low mortgage rates and population growth, which includes a high proportion of immigrants choosing Peel as their first destination in Canada. With immigration on the rise and changing demographics, Peel's communities are becoming more diverse, providing challenges to the housing industry to develop appropriate, accessible and affordable housing.

The Regional Housing Strategy will address the changing housing issues and needs in Peel and the area municipalities, and recommend opportunities for a full range of safe, affordable, accessible and appropriate housing for Peel's residents. Three discussion papers, which will be prepared during the development of the Regional Housing Strategy, will include a needs-assessment, identifying supply-demand gaps in Peel, and identifying actions to provide a variety of housing types, density and forms to cater to the needs of the current and future residents. The Region, in consultation with our area municipalities and with the assistance of an inter-departmental team, will develop a housing strategy, which will be based on market research, data analysis, and stakeholder consultations, focus groups and surveys.

The Regional Housing Strategy discussion papers will be completed in July 2007 and stakeholder input, focus groups, surveys, and interviews will be utilized throughout the process.



Source: Statistics Canada, August 2007

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A Stakeholder Workshop was held on Jan. 28, 2008 to build on *Transportation Background and Challenges*, a paper recently released as part of the PROPR process. The goal of both the paper and the workshop was to provide background information and obtain input on transportation challenges the Region faces.

Fifty-one stakeholders representing a wide spectrum of private sector interests, non-profit groups and municipal, regional and provincial governments participated in the workshop. Stakeholders were given the opportunity to provide input on five specific topic areas (and to add any other thoughts in an open session):

- accessibility, congestion and sustainability;
- transportation and community;
- transportation demand management;
- transportation for persons with disabilities; and
- goods movement.



A comprehensive discussion of issues and a range of viewpoints provided staff with extensive and constructive input, which will help guide the Region as it reviews and considers updates to the transportation component of the Peel Region Official Plan.

Public input is welcome on the *Transportation Background and Challenges Paper*. The paper is available online at [www.peelregion.ca/officialplan](http://www.peelregion.ca/officialplan).

The next steps for the Region in reviewing Transportation for the PROPR include identifying transportation scenarios (based, in part, on input received at the workshop), evaluating these scenarios using the Region's travel demand forecasting model, and preparing a draft Regional Official Plan Amendment (ROPA). The draft ROPA is targeted for fall 2008.

News Release "Transportation in the Region of Peel", January 31, 2008 is available online at: [www.region.peel.on.ca/news/index2008.htm](http://www.region.peel.on.ca/news/index2008.htm)

## Did you know?

GO rail ridership in the morning peak period has grown by 58 per cent over 1995 levels. This is a favourable trend towards sustainability in the Region as the increase in public transportation ridership levels will reduce the amount of vehicles on the road resulting in less air pollution.

Source: 2006 Census Canada

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The Region of Peel, Environment, Transportation and Planning Services will be releasing a discussion paper on energy issues as part of the PROPR. The discussion paper will examine energy policy issues from three perspectives:

1. energy efficiency and conservation, and improved air quality through land use and development patterns;
2. alternative energy efficient systems, district heating and cogeneration; and
3. electric power generation and transmission capacity.

The Region is currently analyzing policy direction related to energy, with a view to strengthening the current Region Official Plan policies. The purpose of the discussion paper is to explore a range of issues with Peel's key energy stakeholders. The contributions received will be evaluated to assist the Region in determining the energy component of the Peel Region Official Plan.

In addition to developing the discussion paper, the Region hosted an energy workshop on January 28, 2008. Stakeholders were given the opportunity to provide input on the following topics and to generate additional comments during the open session.

- alternative energy efficient systems, district heating and cogeneration.
- leadership in Energy and Environmental Design-Neighbourhood Development (LEED-ND) community development .
- energy conservation and improved air quality through land use and development patterns.
- inadequate transmission and distribution capacity.
- wind turbines and energy self-sufficiency on farms.



A number of key considerations emerged during the panel presentations and discussion that followed. These are outlined below:

- demarcation and protection of long-term, multi-use utility and road corridors;
- promotion of an energy conservation culture as well as education and awareness;
- further development of alternative/renewable energy systems;
- promotion of compact, pedestrian oriented neighbourhood design and development based on LEED-ND or similar standards;
- promotion of a plan for energy infrastructure and distributed/local energy systems; and
- promotion of clean energy and enhanced air quality for community health.

These considerations will be incorporated into the discussion paper and form part of the ongoing public consultations.

Following the release of the draft discussion paper, the next steps include holding stakeholders' consultations in Spring 2008, preparing the final discussion paper in Summer 2008, and obtaining comments on recommended policies. Further focused consultations will be held in Summer/Fall 2008. The draft Region Official Plan Amendment is targeted for Fall 2008.

Did you know?

While alternative energy sources, such as wind power, are increasing, Canada still relies on 77 per cent of its total primary energy on fossil fuel (oil, natural gas and coal)

Source: NEB, 2007, Canada's Energy Future: Case Studies and Scenarios to 2030

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**A**gricultural issues make up one of the focus areas in the PROPR, and a number of questions were raised at the Regional Council public meeting held in February 2007. The PROPR is examining Regional Official Plan policies and will be doing consultations and workshops in the upcoming months with a view to obtaining input from stakeholders on how to ensure the long-term protection and financial viability of the agricultural industry in Peel.

As part of PROPR, on October 26 2007, staff from the Region's Environment, Transportation and Planning Services department joined a farm tour organized by Peel Agricultural Rural Water Quality Advisory Committee (PARWQAC). The purpose of the tour was to raise awareness about groundwater protection, rural water quality, agricultural best management practices and opportunities for partnerships between municipalities, agencies and the farming community.

Visiting a wellhead facility, dairy farm and wellhead protection area, the tour allowed the Region to show first hand how it is addressing the concern about groundwater contamination and groundwater protection.

The tour highlighted the importance of wellhead protection policies and the benefits of source water protection as the 'first barrier in drinking water safety', as well as an opportunity to observe the application of the Rural Water Quality Program and best management practices as a means of improving and maintaining rural water quality. The tour also signified the importance of stakeholder consultation with the Peel agricultural community as an essential part of PROPR process.



In all, the tour showed how municipal government, agencies and the farming community can work together to benefit from and maintain good rural water quality policy and practice. Voluntary programs, education and incentives contribute to improving and strengthening partnerships, increase program availability and encourage more adoption of best management practices.

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