
DATE: August 3, 2007

SUBJECT: **PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - WORK PROGRAM**

FROM: M.D. Zamojc, P. Eng., Commissioner of Environment, Transportation and Planning Services

RECOMMENDATION

That the work program and schedule as set out in Appendices I and II in the report of the Commissioner of Environment, Transportation and Planning Services, dated August 3, 2007, titled "Peel Region Official Plan Review (PROPR) – Work Program" be endorsed as the basis for the Peel Region Official Plan Review (PROPR).

REPORT HIGHLIGHTS

- The Regional Official Plan (ROP) requires an update in order to conform to Provincial initiatives including the Places to Grow (P2G) Growth Plan, the Greenbelt Plan, the Provincial Policy Statement (PPS), and the *Planning and Conservation Land Statute Law Amendment Act (Bill 51)*.
- Council directed staff to review the Regional Official Plan on May 10, 2007 under Council Resolution 2007-637.
- As per direction provided at the July 5, 2007 Regional Council meeting, staff has revised the Peel Region Official Plan Review (PROPR) staff report, work program (Appendix I), and schedule (Appendix II) incorporating comments provided by the area municipalities through the Planning Technical Advisory Committee (TAC).
- Opportunities for cost-sharing studies with the area municipalities will be implemented in order to reduce overall costs while coordinating our activities and ensuring efficiency.

DISCUSSION

1. Background

At its meeting held on May 10, 2007 Council received a report entitled "Summary of the February 15, 2007 Special Meeting of Regional Council as Required by the *Planning Act* for the Five-Year Review of the Regional Official Plan" (approved under Resolution 2007-637), which summarized input received from the public meeting on this matter and confirmed the scope of the Peel Region Official Plan Review (PROPR).

The purpose of this report is to recommend a work program and schedule (attached as Appendices I and II) for PROPR. The PROPR work program and schedule focuses on ensuring that the Regional Official Plan is in conformity with provisions of the Places to Grow (P2G) Growth Plan, the Greenbelt Plan, the Provincial Policy Statement (PPS), and the

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - WORK PROGRAM

Planning and Conservation Land Statute Law Amendment Act (Bill 51). It should be noted that the *Greenbelt Act* requires conformity with the Greenbelt Plan. Conformity with the Greenbelt Plan must be achieved during this review while the Places to Grow legislation requires conformity by June 16, 2009.

2. Consultation and Coordination

It is recognized that both the Region and area municipalities must update respective official plans to comply with the June 16, 2009 Provincial deadline. As such, where possible Regional Official Plan Amendments (ROPAs) will be adopted in advance of area municipal work in order to provide time for the area municipalities to achieve compliance with the ROPAs. In order to ensure a complementary, supportive and collaborative process, the Planning Technical Advisory Committee (made up of senior level staff from the Region and area municipalities) will continue meeting on a regular basis to discuss and coordinate tasks related to updating the Regional Official Plan and area municipal official plans. The basis of the relationship between the Region and area municipalities will be guided by the five principles in section 1.3.2 of the ROP (see Appendix I).

3. Area Municipal Comments

TAC members have met to further refine the scope of the PROPR work program and have provided input and comments on this staff report and work program as directed by Regional Council on July 5, 2007.

The City of Brampton, Town of Caledon and City of Mississauga staff have advised that the staff report and work program satisfactorily address their comments. There are no objections to the proposed work program. In addition to minor changes, concerns were raised with respect to the potential Urban Tree Canopy Study, which has now been removed from the proposed PROPR work program.

Through this process, TAC members have reached agreement and all area municipal comments have been incorporated into the PROPR work program (see Appendices III, IV and V for comments from each area municipality supporting the PROPR work program). The PROPR work program reflects the broad, strategic nature of the ROP and does not infringe on the planning mandate of the area municipalities as they develop more detailed policies.

FINANCIAL IMPLICATIONS

The funding for this project will be provided from Capital Project 07-7707. Opportunities for cost-sharing studies with the area municipalities will be implemented in order to reduce overall costs while coordinating our activities and ensuring efficiencies. For example, the City of Brampton's Places to Grow work plan requests the Region to cost-share on specific studies such as the Employment Lands work and the population and employment forecasts work.

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CONCLUSION

Input received from area municipal partners, public and stakeholders support the need to focus the review of the Regional Official Plan on what is required to achieve conformity with Provincial initiatives. The Peel Region Official Plan Review will do this through the following 15 focus areas: Managing Growth; Transportation; Natural Heritage; Greenbelt Conformity; Water Resources/Source Protection; Agriculture; Energy; Regional Housing Strategy; Employment Land Policies; Integrated Waste Management; Air Quality; Sustainability; Monitoring Policies, Communication, Consultation and Engagement, and; Planning Tools and Updates.



M.D. Zamojc, P. Eng.
Commissioner of Environment, Transportation
and Planning Services

Approved for Submission:



D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact
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Authored By: Naheeda Jamal

c. Legislative Services

NT.

P-07-28

Peel Region Official Plan Review Work Program

1.0 Introduction

The Region of Peel Official Plan (ROP) was adopted by Council on July 11, 1996 and approved with modifications, by the Minister of Municipal Affairs and Housing on October 22, 1996.

Section 26(3) of the *Planning Act* states that before revising the official plan under subsection (1), the council shall,

- a) consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required; and
- b) hold a special meeting of council, open to the public, to discuss the revisions that may be required.

The most recent update to the ROP, termed Regional Official Plan Strategic Update ('ROPSU'), was initiated in March 2002 through a special public meeting of Council. ROPSU was carried out successfully through a scoped review based on four focus areas: Environment, Human Services, Regional Structure and Transportation. A number of Regional Official Plan Amendments (ROPAs) were developed as follows:

- ROPA 7 - Conformity with the Oak Ridges Moraine Conservation Plan, which is now in effect;
- ROPA 8 - Updated Population and Employment Forecast, which is now in effect;
- ROPA 9 - Amendment to Schedule G to relocate the symbol for "Proposed GO Rail Station" in Northwest Mississauga, which is now in effect;
- ROPA 11 - Human Services Policies, which are now in effect;
- ROPA 13 - Amendment to Schedule A on Core Areas of the Greenlands System, which is under appeal;
- ROPA 15 - Expansion of the Regional Urban Boundary to include North West Brampton, which was approved by the Ontario Municipal Board (OMB); and
- ROPA 16- Transportation Network and Policies, which are under appeal.

As noted, both ROPA 13 and ROPA 16 are currently under appeal to the Ontario Municipal Board. Regional staff are working with the area municipalities to attempt to resolve these appeals, however OMB hearings may be required. For the purposes of the PROPR, the final settlement or OMB decisions will be incorporated in the official plan; however in the interim the data, studies and policies associated with both ROPAs will provide input into the PROPR process.

Recently, the Provincial government reversed several decades of inaction on land use planning by engaging in consultation and policy development in a number of areas. These areas include the protection of the Greenbelt, the protection of water resources, better articulating provincial policy in planning and taking a strong role in ensuring intensification and the creation of complete communities in Ontario. These Provincial initiatives have resulted in a number of requirements for municipalities such as the need for Regional and area municipal official plans to be consistent to Provincial policy. As such, a further official plan review process is required to ensure the ROP conforms to the Provincial policy and legislation noted below:

- 1) The Greenbelt Plan which came into full force and effect on December 16, 2004 requires municipalities to amend their official plans to conform to the Plan.
- 2) Bill 51 made changes to the *Planning Act*, which now requires that all decisions made by municipal councils after March 1, 2005 “be consistent with” (as opposed to the previous “have regard for”) the policies of the new Provincial Policy Statement (PPS). The new PPS introduces several key policy changes that will need to be addressed such as, growth management, intensification, protection of employment lands, affordable housing, protection of natural heritage systems and water resources.
- 3) The Provincial Growth Plan: Places to Grow: Better Choices, Brighter Future was approved under the *Places to Grow Act* on June 16, 2006. It is the Provincial framework for implementing the creation of stronger, more prosperous communities by better managing growth to 2031. As such, the Places to Grow Plan includes a wide variety of policy directions such as: growth forecasts (of 1.64 million for Peel Region by 2031), intensification policies and targets (40 per cent of residential development located in built areas by 2015 and each year thereafter), density targets (of 200 persons and jobs per hectare for downtown Brampton and the Mississauga City Centre) for urban growth centres (UGCs) and greenfield areas (minimum density of 50 residents and jobs per hectare). The *Places to Grow Act* requires municipalities to bring official plans into conformity with the Places to Grow Plan by June 16, 2009.

As such, on February 15, 2007 the Region of Peel held a special meeting of Council to discuss revisions that may be required to update the Regional Official Plan. Public representation at the meeting supports the direction to undertake a scoped review of the ROP. Therefore, the aim of the Peel Region Official Plan Review will be to bring the ROP into conformity with Provincial initiatives including the Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), the Greenbelt Plan, the Provincial Policy Statement (PPS), and the *Planning and Conservation Land Statute Law Amendment Act* (Bill 51) with a planning horizon of 2031.

This approach is consistent with Section 26(1) of the *Planning Act*, which requires the Council of a municipality that has adopted an official plan to, not less frequently than every five years after the plan comes into effect,

- a) revise the official plan as required to ensure it,
 - (i) conforms with provincial plans or does not conflict with them,
 - (ii) has regard to the matters of provincial interest, and
 - (iii) is consistent with policy statements issued.

Furthermore through the special meeting of Council, public and stakeholders validated the issues that need to be addressed through the Peel Region Official Plan Review (PROPR) and this input has assisted staff in scoping the work program.

2.0 PROPR Approach

The PROPR is guided by the Planning Technical Advisory Committee (TAC) which comprises senior-level Region and area municipal policy planning staff and the Transportation Working Group (TWG) made up of senior-level Region and area municipal transportation staff. The Inter-Municipal Planning Subcommittee (IMPSC) will also provide policy guidance and recommendations to Council. In addition, staff may report to Council directly. As work is completed, it is likely that several ROPAs will be brought to Council for adoption.

It is recognized that the PROPR process is being undertaken at a time when the area municipalities are also undertaking reviews of their respective official plans. Both the Region and area municipalities will be working towards complying with the June 16, 2009 deadline, therefore where possible some ROPAs will be adopted in advance of area municipal local official plan amendments. The work of the Region and the area municipalities will be complementary, mutually supportive and will be coordinated through the Planning TAC and TWG. The basis of the relationship between the Region and area municipalities will be guided by the five principles in section 1.3.2 of the ROP:

- a) The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for *Peel* and incorporating the strategic objectives of the area municipalities;
- b) The Plan should aim to disentangle area municipal, regional and provincial activities in planning, eliminate duplication and not complicate area municipal planning efforts. To accomplish this, the Plan must remain focused on the responsibilities mandated in the *Regional Municipality of Peel Act*;
- c) The Plan must add value to the planning and *development* process in *Peel*. The Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role;
- d) The Plan should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities; and
- e) The Plan must be prepared with a view to having the Province delegate authority to the Regional, area municipal and/or conservation authority level.

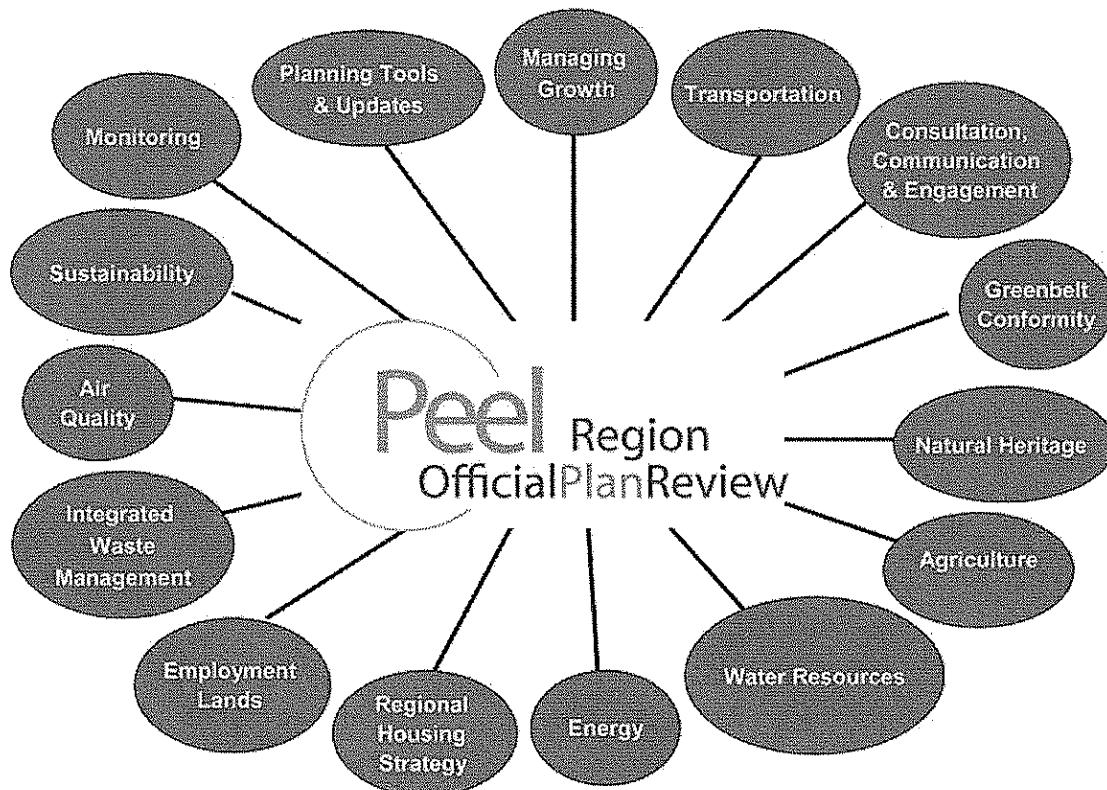
Furthermore, the PROPR work program reflects the broad, strategic nature of the ROP and does not prevent the area municipalities from developing more detailed policies.

3.0 Work Program Elements - Focus Area Descriptions

The purpose of this work program is to provide further details and descriptions for each of the PROPR focus areas. While the proposed work program has endeavoured to incorporate all required work, it may need to be refined in the future to address emerging issues that may arise during the PROPR process. In order to meet Provincial conformity timelines, Regional staff is required to complete the PROPR process by June 16, 2009.

It is intended that individual issues will be addressed through the appropriate focus areas, of which there are 15. The focus areas for PROPR are: Managing Growth; Transportation; Natural Heritage; Greenbelt Conformity; Water Resources; Agriculture; Energy; Regional Housing Strategy; Employment Land Policies; Integrated Waste Management; Air Quality; Sustainability; Monitoring Policies, Communication, Consultation and Engagement, and; Planning Tools and Updates. See Figure 1: for a schematic diagram identifying the various focus areas.

FIGURE 1: FOCUS AREA ISSUES



Focus area work will be undertaken to ensure efficiencies between focus areas so that there is no duplication of work. Areas such as energy and sustainability (planning for a sustainable energy future) and housing and transportation (ensuring good live/work patterns) have commonalities that need to be addressed by staff working together.

Furthermore, some focus areas may warrant a greater deal of policy work, such as the regional housing strategy, while other focus areas may require a relatively minor policy update such as the integrated waste management focus area work. Staff will work together as a team to ensure that the above is taken into account during the process. The following are general responsibilities that may apply to focus areas project managers:

- Consult with Peel's area municipalities on an ongoing basis to ensure streamlining, and an appropriate regional-level focus.
- Identify requirements for Provincial conformity.
- Develop and implement a strategy, as required, to engage in required research.
- Debate issues, while focusing on consensus building for positive change.
- Address desired outcomes and products.
- Prepare and review any Terms of Reference for required studies.
- Participate in consultant selection, as required.
- Develop discussion papers and related background studies and use these to consult with area municipal partners, and then with the public and stakeholders.
- Review and comment on required studies.
- Ensure that appropriate connections between focus areas are identified and acted upon.
- Prepare progress reports.
- Review and prepare any required reports to Council.
- Guide the preparation for any required ROPAs.
- Consult with the public and stakeholders on any important issues or decisions.
- Respond to and appropriately address concerns raised through the communication, consultation and engagement focus area.

The following are descriptions of work to be undertaken within each PROPR focus area.

a) Managing Growth:

The Managing Growth focus area is a key component of the PROPR as the results of this work will be used as inputs to some of the other key PROPR focus areas, such as transportation planning. The work to be completed within this focus area stems largely from the requirements of Places to Grow. Some of the key components of this initiative include the following:

- In consultation with the area municipalities, allocate population and employment growth forecasts at the municipal level to meet the intensification target of 40 per cent of all new residential development (within the built boundary) by 2015 and how this can be maintained to 2031;
- In consultation with the area municipalities, provide input to the Ministry of Public Infrastructure Renewal to assist in determining the approximate size and location of urban growth centres;
- Incorporate the work of the area municipalities relating to intensification and densities, to meet the requirements of the Growth Plan;

- Explore whether incentives can play a significant role, or if they are necessary, and the options available to encourage intensification;
- Revise policies pertaining to expansion of settlement area boundaries
- Incorporate the built boundary into the ROP; and
- In consultation with area municipalities, determine how a minimum density of 50 residents and jobs combined per hectare will be achieved across the entire Greenfield area in the region.

In order to attain the above objectives, the managing growth component will be broken down into three projects: urban development, infrastructure and what is required to achieve intensification targets.

The urban development project will include: incorporating the work of the area municipalities to meet the requirements of the Growth Plan; working with the area municipalities to ensure regional population and employment forecasts are consistent with Places to Grow and allocated to area municipalities; determine the amount of growth both within and outside the built boundary to understand the region's ability to meet the 40 per cent intensification target, as well as greenfield density target of 50 persons and jobs per hectare; provide input into the delineation of the built boundary and urban growth centres in Peel; jointly develop alternative scenarios to achieve Places to Grow Plan targets; evaluate regional capability to meet Provincial intensification density and targets; and, work with area municipalities to develop policy directions related to intensification.

The infrastructure project will include: modelling water and wastewater services based on various scenarios of population and employment distribution developed jointly with area municipalities, establishing existing servicing capacity for the entire Region with distinction between urban growth centres, built-up areas, transportation corridors and greenfield areas; develop alternative servicing scenarios to achieve Places to Grow Plan forecasts and intensification targets; assess the needs of soft services; evaluate regional financial capability to meet provincial forecasts, density and intensification targets and develop ROP policy directions.

Incentives to intensification may be needed to achieve conformity with the density and intensification targets in the Places to Grow Plan. This project will explore whether incentives can play a significant role, or if they are necessary, and the options available to encourage intensification. Specifically, incentives around achieving the minimum regional intensification target of 40 per cent within the existing built boundary will be considered. In order to achieve the objectives of the incentives to intensification project, research will be undertaken to assess the need for incentives, best practices to encouraging intensification, research related to legal and legislative tools that can be utilized to encourage intensification, and how to support specific intensification-related development in Peel Region. A discussion paper will be developed and, after consultation with area municipal partners, consultations with stakeholders (such as through focus groups) will play an integral part of this project. The project will culminate in future policy directions for the ROP and local official plans.

b) Transportation

The transportation requirements and policies found in Places to Grow and the Provincial Policy Statement, 2005 will require revisions to the Region's Long Range Transportation Plan (LRTP), and transportation-related Regional Official Plan policies and schedules including Transportation Demand Management (TDM) policies as well as Schedule D – Regional Structure, Schedule E – Major Road Network, Schedule F – Regional Right-of-Way Requirement and Schedule G – Major Transit Corridors. To update these policies and maps, as well as enhance the protection of key transportation corridors, major transit station areas and intensification corridors will be designated.

In order to undertake the above, the Region will research and analyze changes to the Long Range Transportation Plan and consider or expand its various studies on goods movement, transportation demand management, active transportation, boundary area transportation issues and Pearson Airport area transportation issues. The travel demand forecasting model will identify transportation needs and various alternatives for the long-term. As part of the above, in order to propose adjustments to the road network in Peel, the transportation performance of the road network will be assessed to determine Regional road improvement needs relative to the current Capital Budget road program.

c) Natural Heritage

The Region's existing Regional Official Plan policies related to natural heritage will be updated to reflect the revisions to the Provincial Policy Statement, 2005 and the Greenbelt Plan, 2005. In addition, this project will include a study of significant woodlands. In order to update policy and mapping, Regional staff in collaboration with area municipal staff will work with the province and Conservation Authorities to determine how their background studies (Ministry of Natural Resources' Natural Spaces Program, Toronto Region Conservation Authority's Terrestrial Natural Heritage System Strategy, and Credit Valley Conservation's Terrestrial Ecosystem Enhancement Model) will be considered in the review of conformity requirements for the ROP.

In order to carry out the policy review, Regional staff will be collaborating with area municipal and Conservation Authority staff to undertake studies jointly where there are mutual or supportive study needs. As part of the Review, Regional staff will be retaining external consulting services to complete specific technical study components and to research and provide recommendations on natural heritage policy gaps in the ROP.

d) Greenbelt Conformity

The ROP will require an amendment to include a Protected Countryside land designation and other geographic-specific policies related to the Greenbelt Plan. An implementation process, similar to Oak Ridges Moraine Conservation Plan conformity exercise, will also be required. More specifically, in order to meet the

conformity requirements of the Greenbelt Plan, policy and mapping in the Regional Official Plan will be targeted.

Work undertaken in other focus areas such as managing growth, agriculture, natural heritage and water resource focus areas will be undertaken with the objective of meeting Greenbelt Plan conformity requirements.

e) Water Resources

The ROP's policies related to water resources will be reviewed and updated, taking into consideration recent provincial legislation, plans and policies; existing data and studies; the recommendations of watershed plans; as well as best practices from other jurisdictions.

Water resource related policies found in the Growth Plan, 2006, Greenbelt Plan, 2005 and Provincial Policy Statement, 2005 will be incorporated into the ROP as needed.

It is recommended that the review will also serve to implement, as appropriate, existing studies that are either complete or that will be completed during the timeframe of the ROP Review. Studies such as the watershed plans for the Oak Ridges Moraine and the Region's Water and Wastewater Servicing Master Plan will be identified as background studies for the Water Resources Policy Review. Recommendations from these studies will be reviewed and amendments to the ROP will be recommended for consideration if appropriate.

Watershed planning, growth impacts on water resources such as water quality, quantity, flooding, erosion, water conservation, water taking and planning for vulnerable surface and ground water features, such as vulnerable aquifers and significant groundwater recharge areas are policy topic areas that will be reviewed at a broad, strategic level.

Policy amendments to implement source protection plans approved under the *Clean Water Act* will not be available within the timeframe of the ROP Review and will therefore need to be considered through a separate future amendment process.

f) Agriculture

Agriculture is a key component of the PROPR. The Region of Peel must ensure consistency of Regional Official Plan agriculture policies with the Provincial Policy Statement, the Greenbelt Plan and the Places to Grow Plan. Implementation of the GTA Agricultural Action Plan would also necessitate updates to the Regional Official Plan. While appreciating the broad, strategic nature of the ROP, the purpose of this project is to examine Peel's agricultural systems and policies within the broader GTA agricultural context and ensure the long term protection of agricultural lands and resources, and increase the financial viability of the agricultural industry in Peel.

As such, in order to strengthen and adapt the agricultural sector and farming-related activities to effectively respond to the demands of present and future generations,

recommendations to Regional Official Plan agriculture-related policies (for example to section 3.2) and updating of schedule D will be undertaken. In working towards updating ROP policies, consultation on a discussion paper (which includes an assessment of implications, trends and challenges for policy formulation including best practices) will be undertaken.

g) Energy

The main driver of the energy focus area is the Places to Grow Plan. Section 4.2.4 of Places to Grow, entitled A Culture of Conservation, which requires policies in areas such as energy conservation. Some of the major items that require attention are the opportunities for alternative energy generation and distribution; energy demand management; and energy-efficient buildings and land-use patterns.

As such, this project will include an assessment of the current energy situation, trends and future needs in Peel, review policy directives in Provincial plans and legislation, identify existing energy related policy gaps in the ROP, consult with area municipalities and stakeholders and prepare broad, strategic policies for incorporation into the ROP and identify possible policies for consideration by the area municipalities.

h) Regional Housing Strategy

The Provincial Policy Statement (PPS) and Places to Grow Plan both contain policies requiring that the full range of housing needs of the regional market areas to be addressed. The PPS references the need to establish and implement minimum targets for the provision of housing which is affordable to low and moderate-income households. The PPS also states that new housing will be located where infrastructure and public services are or will be available to service the needs of current and future residents. Places to Grow has a specific reference that requires upper-tier municipalities to develop a Housing Strategy in consultation with lower-tier municipalities, the Minister of Municipal Affairs and Housing and other appropriate stakeholders. This Housing strategy must set out a plan for meeting the full range of housing needs, including policy implications for the ROP.

As such, building on the Region's ongoing work in the areas of homelessness, older adults housing, and affordable housing, the aim of this focus area will be to develop a Regional Housing Strategy which will: identify current, affordable, special-needs and social housing needs, issues and supply-demand gaps in Peel; identify and recommend opportunities for a full range of safe, affordable, accessible and appropriate housing for Peel's current and future residents; identify a range of housing types and densities to support the intensification and density targets set out in the Places to Grow Plan; and develop Regional Official Plan policies related to housing.

During the course of developing the Regional Housing Strategy, three discussion papers will be developed focusing on various areas of housing including; housing availability throughout the life-cycle; diversity of housing needs; and housing affordability. This focus area will culminate in a housing strategy will set affordable

housing targets and will be accompanied by an implementation plan to facilitate the implementation of strategic actions. The relevant parts of the strategy will be incorporated in the Regional Official Plan.

i) Employment Land Policies

The Provincial Policy Statement, Places to Grow and Bill 51 provide policies aimed at protection of employment lands. As the Region grows it is crucial to ensure that employment lands are available accommodate forecasted employment growth and to provide live/work opportunities in Peel thereby reducing energy consumption and air pollution. As such this focus area has the following two main objectives.

Based on employment land data provided by the area municipalities, develop broad, strategic policies to provide appropriate protection of Peel's existing and additional new employment land supply. This includes the development of ROP policy, consideration of a comprehensive review should an expansion to the urban boundary be required, and recommendations for other actions to be included in the strategy.

Secondly, broad, strategic policies will be developed to allow the employment areas in the vicinity of L.B. Pearson airport to be developed to their full potential.

j) Integrated Waste Management

Places to Grow promotes a culture of conservation by requiring municipalities to implement integrated waste management through: enhanced waste reduction, composting, and recycling initiatives and the identification of new opportunities for source reduction, reuse and diversion; a comprehensive plan with integrated approaches to waste management; the promotion of reuse and recycling of construction materials; and the consideration of waste management initiatives within the context of long term regional planning, and in collaboration with neighbouring municipalities.

Peel Environment, Transportation and Planning Services is developing a Long Term Waste Management Strategy for the Region. The results of this review will result in amendments to the plan's existing waste management policies.

k) Air Quality

Places to Grow sets out requirements related to air quality in its Culture of Conservation section. Specifically, this project area will discuss air quality protection issues, including the reduction of emissions from municipal and residential sources.

Significant work has been done in this area with other Regional departments, including the development of a Clean Air Strategy. However, additional background research will be conducted to develop a discussion paper that will be used to consult with public and stakeholders. The discussion paper will address topics such as: identification of options to mitigate negative impacts from air quality; review best practices in improving air quality and their successes; and discussion of potential

policy directions. This will be followed by a review and updating of current Regional Official Plan policies related to air quality.

l) Sustainability

The *Planning and Conservation Land Statute Law Amendment Act, 2006 (Bill 51)* expands the list of matters of provincial interest under the *Planning Act* to include the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians. The provision is consistent with the government's overall direction towards the promotion of more sustainable development patterns and 'complete communities.'

As such, this component of the Review will serve to update the ROP's existing policies to reflect the four pillars of sustainability endorsed by the federal government and the Region's Liveable Peel initiative. The sustainability aspects of this ROP will look at broad objectives such as climate change, and its implications for the Region of Peel and also focus on shorter-term objectives such development of policy and sustainability indicators or targets. Lastly, many of the objectives of sustainability will be furthered through other PROPR focus areas such as energy and water resources focus areas.

m) Monitoring Policies

Undertaking a review of the Regional Official Plan monitoring policies is required given the changing Provincial policy direction. The purpose of this project is to review and update the monitoring policies of the Regional Official Plan to ensure they remain effective. It is recognized that the area municipalities undertake monitoring of their official plans, and the Region will therefore avoid duplication by consolidating and utilizing the area municipalities' monitoring results as much as possible. Also, there will be a comprehensive review of all indicators in the Regional Official Plan Monitoring Program (ROPMP) that are linked to several ROP policies. Also, the ROPMP will be updated to reflect recently enacted Provincial legislation policies and plans. Monitoring policies will be developed to measure the progress of these new initiatives from the Province in accordance with Provincial monitoring guidelines when they are available. In addition, an examination of how often information for each indicator is available will inform how often the ROPMP report is updated.

n) Planning Tools and Updates

The *Planning and Conservation Land Statute Law Amendment Act, 2006 (Bill 51)* outlines new tools for planning in Ontario, such as: Regional community improvement plans (CIPs) that will require the investigation of potential policy directions to serve as a basis for CIPs. In addition, due to previous ROP amendments, consolidations and other changes to the ROP, amendments are required to reflect minor technical and cartographic changes that have occurred since 1996.

o) Communication, Consultation and Engagement

Stakeholder and public input into the revisions which will be made to the Regional Official Plan are vital to the success of the plan. Public involvement in the planning process helps to shape the discussions on regional planning issues. The purpose of this focus area is to prepare and implement a Communication, Consultation and Engagement Strategy, for PROPR to keep stakeholders and the general public informed about the process, to engage them in the process and ensure we receive their input and feedback on an ongoing basis. Ensuring involvement of public and stakeholders will also enable the Region to fulfill all of its requirements under the *Planning Act* for public consultation on official plan reviews including public notification, open houses and statutory public meetings.

The objectives of this focus area will be met through targeted consultation carried out within each focus area. In addition, the Communication, Consultation and Engagement focus area will include communication objectives such as: providing information on the PROPR and efforts to keep the plan current and consistent with Provincial initiatives, keep stakeholders informed about key amendments and the status of various stages of the PROPR, establish and maintain communication among stakeholder groups, encourage the public to provide input on the ROP and proposed Regional Official Plan Amendments by attending public meetings, open houses and consultation events and provide opportunities to allow the public to identify issues of concern. Specifically, discussion papers and background studies will be used to consult with area municipal partners, and then with the public and stakeholders.

4.0 Conclusion

Recent Provincial initiatives including the Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), the Greenbelt Plan, the Provincial Policy Statement (PPS), and the 2006 *Planning and Conservation Land Statute Law Amendment Act* (Bill 51) contain opportunities and requirements that have implications for the Regional Official Plan. The PROPR will culminate in the official plan being in conformity with Provincial initiatives, incorporating input from area municipal work and establishing a broad, strategic policy framework that will complement the policy frameworks of the area municipalities and guide the Region's continued prosperity and high quality of life into the future.

ETP- DI-17

Jamal, Naheeda

From: Lo, Christina [christina.lo@city.brampton.on.ca]
Sent: July 30, 2007 2:40 PM
To: Jamal, Naheeda
Subject: FW: Staff Report and Work Program for PROPR - Comments and Request for Official Formal Written Comments
Attachments: p-07-28 Peel Region Official Plan Review (PROPR) - Work Program UPDATED.doc

-----Original Message-----

From: Lo, Christina
Sent: 2007/07/30 2:38 PM
To: 'Jamal, Naheeda '
Cc: Waters, David; Given, Janice; Buonpensiero, Tara
Subject: RE: Staff Report and Work Program for PROPR - Comments and Request for Official Formal Written Comments

Naheeda,

We have reviewed the revised staff report and work program circulated on July 26, 2007 and find them generally satisfactory in addressing our comments.

We have however noted some typos in the Staff Report which are highlighted in the attached for your attention.

Regards,

Christina Lo, MCIP, RPP
Policy Planner (Official Plan Review)
Planning, Design & Development
City of Brampton
tel: 905-874-2124

-----Original Message-----

From: Jamal, Naheeda [mailto:Naheeda.Jamal@peelregion.ca]
Sent: 2007/07/26 3:55 PM
To: AppaRao, Tom - optional; Banz, Simone; Calvert, John; Cater, Kathy; Corbett, John - optional; Dietrich, Angela - optional; Given, Janice ; Hall, Mary - optional; Hill, Bryan; Jamal, Naheeda; Jaros, Ron; Kennaley, Dan; Kurtz, Kathy - for information; Miller, Ron - optional; Prasad, Arvin; Raralio, Irene - for information only; Sajecki, Ed - optional; Salter, Todd - for information; Slomke, Tom; Smith, Adrian; Swaby, Maurice; Tunnaclyffe, Nick - optional; Waters, David
Subject: Staff Report and Work Program for PROPR - Comments and Request for Official Formal Written Comments

Good Afternoon TAC Members,

Please find attached a revised staff report and work program which reflects the areas of agreement discussed at our previous TAC meeting of July 18, 2007. Please review these documents and provide any further suggestions by end of day, Tuesday, July 31st.

ETP-DI-18

Jamal, Naheeda

From: Dan Kennaley [dan.kennaley@caledon.ca]
Sent: August 9, 2007 3:38 PM
To: Jamal, Naheeda
Cc: Hill, Bryan; Prasad, Arvin; Mary Hall; Todd Salter; Kathie Kurtz; Miller, Ron - optional; Given, Janice
Subject: Staff Report and Work Program for PROPR - Request for Official Formal Written Comments

Naheeda,

Thank you for addressing our formal written comments of July 18, 2007 and August 9, 2007 through revisions to the Staff Report and Work Program for the Peel Region Official Plan Review (PROPR).

As we discussed today on the phone, I would request one further change to the Natural Heritage section of the Work Program, consisting of adding "in collaboration with Area Municipal staff" after the reference to Regional staff in the second sentence of the first paragraph.

Subject to this change, I can advise you that our comments have been satisfactorily addressed through changes to the Staff Report and Work Program for the PROPR and would like to thank you for your efforts in this regard.

Dan Kennaley, M.Sc. MCIP, RPP
Manager of Planning Policy
Planning and Development Department
Town of Caledon
dan.kennaley@caledon.ca

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Jamal, Naheeda

ETP-DI-19

From: Ron Miller [Ron.Miller@mississauga.ca]
Sent: July 27, 2007 9:17 AM
To: Jamal, Naheeda
Cc: John Calvert
Subject: Re: Staff Report and Work Program for PROPR - Comments and Request for Official Formal Written
Comme

Naheeda:

Thank you for revising and circulating for our further review the PROPR work program. The revised staff report and work program satisfactorily addresses our comments, and we have no further comments or concerns with the report.

We received an e-mail from Mark Head which addresses our concerns about the justification for the tree canopy study. We have some concerns with the scope of the study, such as :

- how does this relate to the various natural heritage studies that the CAs have/are undertaking?
- how does it relate to the City of Mississauga's NAS?
- how would it relate to the work that the City of Mississauga's Forestry division is doing with respect to street tree survey, etc.?

We understand that TRCA, CVC, the Region and the area municipalities will meet in August to discuss the various studies, methodologies, etc. At that meeting we will clarify the scope of the proposed urban tree canopy study and its applicability.

Ron Miller, M.E.S., MCIP, RPP
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>>> "Jamal, Naheeda" <Naheeda.Jamal@peelregion.ca> 2007/07/26 3:55 pm >>>

Good Afternoon TAC Members,

Please find attached a revised staff report and work program which reflects the areas of agreement discussed at our previous TAC meeting of July 18, 2007. Please review these documents and provide any further suggestions by end of day, Tuesday, July 31st. Also, as per the Council resolution of July 5, 2007, please provide your official formal written comments which will be attached to this report. If your comments have been satisfactorily addressed, please indicate this in your formal written comments.

<<p-07-28 Peel Region Official Plan Review (PROPR) - Work Program UPDATED.doc>> <<P-07-28- Appendix I - PROPR Workplan UPDATED.doc>> <<P-07-28 Appendix II - PROPR Work Program Gantt Chart (amended).doc>>

Thank you

2007-08-10