

REGION OF PEEL
REGIONAL OFFICIAL PLAN
REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 20
- SUSTAINABILITY AND ENERGY POLICIES

PART A – THE PREAMBLE

1. Purpose of the Amendment

To establish updated sustainability policies in order to provide an overarching framework for the Regional Official Plan and to establish new energy policies for the Regional Official Plan.

2. Location

The amendment applies to the entire Regional Municipality of Peel.

3. Basis

The Province updated the policy and legislative framework for planning by adopting a new Provincial Policy Statement in 2005, Places to Grow Growth Plan in 2006 and the *Planning and Conservation Land Statute Law Amendment Act*, 2006. The Region of Peel is required to bring its Regional Official Plan into conformity with these Provincial policies, plans, and legislation.

To inform public and stakeholders about this work and to obtain input on the scope of the work program, the Region held three public open houses on January 18, 2007, January 22, 2007 and January 31, 2007, and a statutory public meeting on February 15, 2007 was held to consider a review of the Regional Official Plan. Following the above, on September 13, 2007 Regional Council approved a work program to achieve Provincial conformity. The work program addressed 15 focus areas, two of which are sustainability and energy. This amendment was taken through the legislative process through two statutory open houses which were held on February 18, 2009 and February 19, 2009. In addition, a statutory public meeting to consider this amendment was held on February 26, 2009. Significant consultation has been undertaken through the ROPA 20 process, including with key stakeholders and Aboriginal groups.

Sustainability

The Planning and Conservation Land Statute 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 Planning Act directs decision-makers to ensure all decisions are consistent with this and all matters of Provincial interest. Further, the Places to Grow Growth Plan directs municipalities to plan for complete and sustainable communities. The Provincial Policy Statement (2005) supports this direction by promoting ways to support “strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.”

The Region prepared a sustainability background paper in May 2008, a sustainability workshop was held on June 6, 2008 and a sustainability discussion paper released in September 2008. The workshop, attended by over 75 stakeholders, confirmed that sustainability should be the overarching framework for the Regional Official Plan (ROP). Stakeholders viewed the establishment of the sustainable development theme as a forward-thinking, responsible, inclusive and comprehensive foundation for the

ROP. The papers were posted on the Region's website in order to provide public access and obtain further input.

The Region hosted an Environment Themed Workshop on November 24, 2008, which included a session on sustainability. Draft sustainability policies were discussed by the public and stakeholders. Participants expressed support for sustainability as a good overarching theme for the ROP and agreed with the value of incorporating it into the General Goals of the Plan. Further, stakeholders expressed agreement with the specific sustainability policies related to green development standards, climate change and corporate sustainability. Also, the public and stakeholders were informed about the progress of the sustainability component of the Official Plan Review through newsletters and reports to Council.

In summary, the reasons for including sustainability in the purpose and theme of the Regional Official Plan, general goals of the ROP and specific policies are:

- To meet the needs of the present generation without compromising the ability of future generations to meet their own needs;
- To be consistent with Provincial policies, plans and legislation;
- To respond to significant research and analysis as well as evaluation of policy options and consultation;
- Consultation with Peel stakeholders and the public have confirmed the appropriateness of including sustainability as an overarching framework for the Regional Official Plan;
- To achieve sustainability through both policy and the development process. For example, it was suggested that the Region and its area municipalities develop green development standards, to be considered as part of the development review process;
- To address corporate sustainability and climate change to enable the Region to do further necessary work in these areas; and
- To conform to the *Planning and Conservation Land Statute Law Amendment Act* and the Places to Grow Growth Plan.

Energy

The Places to Grow Growth Plan establishes an objective to create a culture of conservation. Municipalities are required to do so by developing and implementing official plan policies on various matters including energy conservation. Specifically, municipal official plan policies must plan for energy conservation within municipal facilities, identify opportunities for alternative energy generation and distribution, plan for managing energy demand and reducing consumption, and land use patterns and urban design standards that encourage and support energy efficient buildings and opportunities for co-generation. The 2005 Provincial Policy Statement (PPS) supports this direction by requiring planning authorities to support energy efficiency and improved air quality through land use and development patterns. The PPS also promotes increased energy supply including both renewable and alternative energy systems where feasible. The Region of Peel has adopted an Energy Management Plan, which provides a 25-year vision for how the Region purchases, consumes and manages its energy, including investments in energy efficiency, conservation and securing clean energy sources for its buildings and facilities.

The Plan focuses on the theme of sustainability and stresses the need for reducing energy consumption and consuming energy differently. The Region has been involved in a variety of activities which include energy efficiency audits, building retrofits and demand reduction programs. Major energy efficient systems in operation by Peel include a solar photovoltaic system at Clarkson Waste Water Treatment Plant and a geothermal heating and cooling system that handles part of the new Peel Region Administrative Headquarters, total heating and cooling load.

The Region hosted an energy workshop on January 28, 2008, in order to examine potential energy policies for the ROP. The workshop, attended by over 60 stakeholders, provided strong support for the development of innovative energy policies and staff received input on how energy policies should be shaped. Further, the Region prepared an energy discussion paper in September, 2008 including draft energy policies, which were released in early November, 2008 and was the subject of a session at an environment workshop held on November 24, 2008 at which significant input was received on the merits of the recommended policies. The discussion paper as well as the draft policies were posted on the Region's website in order to provide and promote public access and obtain further input. In addition, the public and stakeholders were informed through the newsletters and reports to Council.

This Amendment proposes to establish a new section in the Regional Official Plan with policies pertaining specifically to energy efficiency, energy conservation and energy diversity including sustainable energy use.

In summary, the basis for including a new energy section in the Regional Official Plan is:

- To conform to the culture of conservation policies in Section 4.2.4 of the Province's Places to Grow Growth Plan for the Greater Golden Horseshoe;
- To be consistent with the energy policies contained in Section 1.8 of the Province's Provincial Policy Statement, 2005;
- To meet the sustainability objectives of the Regional Official Plan;
- To support the Region of Peel's Energy Management Plan;
- To respond to emerging issues in the areas of energy conservation, energy efficiency and energy diversity including sustainable energy use by undertaking significant research, developing and analyzing policy options and providing policy direction in these areas; and
- Consultation with Peel stakeholders and the public have confirmed the appropriateness of introducing an energy section in the Regional Official Plan.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached policy and glossary constitute ROPA 20 to the Region of Peel Official Plan.

A. Chapter 1: Introduction

Section 1.1: Purpose of the Plan

1. Section 1.1 is hereby amended by adding the following wording as the first bullet after the words "The purpose of this Plan is to:"
 - provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives;

B. Chapter 1: Introduction

Section 1.3: Guide to the Plan

Sub-Section 1.3.5: Theme of the Plan

2. Sub-Section 1.3.5 is hereby amended by deleting the current wording in its entirety and replacing it with the following:

The over-arching theme of this Plan is *sustainability which refers to* meeting the needs of the present without compromising the ability of future generations to meet their own needs. Regional Council will work towards *sustainability* by applying a *sustainable development* framework which will provide a holistic approach to planning, action and measurement. The principle of *sustainable development* is important given the need to address significant issues such as developing a sustainable society and addressing specific issues such as the impacts of climate change through mitigation and adaptation measures. The aim is to create a strong, vibrant and resilient society that can adapt to changes while meeting the human services and *infrastructure* needs of the community. By adopting the framework below, the Plan will guide the Region in its quest to become and remain a sustainable community.

The environmental imperative is to protect, enhance and foster self-sustaining, regional, native biodiversity while reducing and measuring the impact of development on the ecosystem based on an integrated systems approach. The imperative ensures water quantity and quality is protected or enhanced to meet ecosystem needs and for human uses. Further, the imperative seeks to reduce Greenhouse Gas (GHG) emissions and other pollutants while promoting best practices in *sustainable development* including use of green development standards, energy and water efficient systems and living within the carrying capacity of Peel's supporting ecosystems.

The social imperative is to create conditions conducive to healthy citizens and thriving communities committed to achieving social harmony and social inclusion so that individual, family, neighbourhood and community needs are met. The Region will strive to have a society that encourages healthy behaviours, lifestyles, and respect for one another; fosters inclusiveness, kindness and human dignity; that welcomes newcomers with grace and speed; and that ensures a civil and peaceful society for all people.

The economic imperative is to promote a strong, vibrant and prosperous economy that operates within the *sustainability* theme while encouraging environmentally friendly businesses and business practices, providing for an

adequate supply of future employment lands, convenient, efficient and effective public transportation system, sustainable *infrastructure* and *services* to support a diverse and growing economy including local employment and financial sustainability.

The cultural imperative is to promote arts, culture and heritage, and quality of place that will attract and retain talented people, and encourage creativity and entrepreneurship. Also, the imperative seeks to create buildings and public spaces that are beautiful and accessible building on our distinctive human, cultural, historical and natural characteristics, where people take personal responsibility for the success of our community and promote civic engagement and social cohesion, placing value on the many diverse ethnic, religious, cultural groups that make up the rich fabric of Peel's population.

This *sustainable development* framework enables integration of the environmental, social, economic and cultural imperatives throughout the Plan. Each imperative requires planning issues to be approached from different perspectives and has a distinct primary focus. Also, each imperative has its particular strengths when applied to regional planning for an area like *Peel*. Viewed together, the imperatives provide an integrated and flexible basis for the formulation of policy and decision-making. These four imperatives also reflect the vision in the Council approved Corporate Strategic Plan: Peel will be a healthy, vibrant and safe community that values diversity, and quality of life. Therefore, this Plan contains integrated yet adaptive goals and objectives that promote sustainable development.

C. Chapter 1: Introduction

Section 1.3: Guide to the Plan

Sub-Section 1.3.6: General Goals of the Plan

Sub-Section 1.3.6 is hereby amended as follows:

3. Policy 1.3.6.1 is amended by deleting the first line and replacing it with the following:

"To create healthy and sustainable regional communities for those"

4. Policy 1.3.6.2 is amended by deleting the first and second lines and replacing them with the following:

"To recognize, respect, preserve, restore and enhance the importance of *ecosystem* features, functions and linkages, and enhance the environmental"

5. Policy 1.3.6.3 is amended by adding a comma and the word "competitive" after the word "vital" in the first line.
6. Policy 1.3.6.4 is amended by deleting it and replacing it with the following:

"To support growth and development which takes place in a sustainable manner, and which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province."

7. The last paragraph in section 1.3.6 is amended by deleting the second sentence and replacing it with the following:

"However, both the short and long-term economic, social, cultural and environmental implications of inaction must be seriously considered."

D. Chapter 3: Resources
Section 3.1: Introduction
Sub-Section 3.1.1: Purpose

8. Sub-Section 3.1.1 is hereby amended by adding a third paragraph as follows:

Energy efficiency and improved air quality through land use and development patterns and efficient transportation, are important for the health of Peel's communities, the long term economic prosperity of the Region and protection of the environment. Energy policies that will enable Peel Region, its residents, businesses and transportation systems to reduce their current dependence on fossil-based energy sources by changing to alternative or renewable energy systems are being considered.

The Plan provides opportunities for energy generation facilities to accommodate current and projected needs where feasible, and recognizes the interdependencies that exist in the built and natural environments. These opportunities must be considered in the context of sustainable development of energy resources now and in the future.

E. Chapter 3: Resources
New Section 3.7: Energy Resources

9. Section 3 is hereby amended by adding a new Section 3.7 entitled "Energy Resources" with the following preamble, sub-sections, objectives and policies.

3.7 ENERGY RESOURCES

In recognizing the unsustainable and adverse environmental, economic and social effects of conventional energy production and energy consumption, municipalities have been examining various options and strategies to support complete communities, build a strong Regional economy and conserve a healthy environment. The Region of Peel is a partner with the area municipalities in efficiently managing our energy resources and creating smart energy solutions to sustain a healthy, prosperous and secure quality of life for the people of Peel Region. Three principles will guide the strategic and policy choices towards achieving these objectives. These are, (i) Conservation: Promoting energy conservation and sustainable development; (ii) Efficiency: Promoting energy efficient urban and building designs, energy efficient appliances and water-efficient fixtures, and facilitating alternative modes of transportation; and (iii) Diversity: Promoting the use of renewable energy systems, smart power grid and providing a diversity of reliable energy sources.

The Region of Peel is a municipal leader in energy efficiency and encourages initiatives by the area municipalities to promote environmental sustainability by investing in sustainable technologies for energy efficiency and programs for reducing waste and conserving energy. The Region recognizes the importance of supporting policies aimed at reducing energy consumption and reliance on carbon-based fuels for energy, and in creating and maintaining a safe and appealing living environment that is in harmony with nature.

The policies of this Plan must be viewed within the sustainability development framework to address measures, such as, to mitigate and adapt the effects of climate change through greater energy efficiency including, reducing the need to travel, and improving access to sustainable modes of transport thus reducing greenhouse gas emissions, and improving energy efficiency performance of new and existing buildings.

Peel Region is supportive of the use of advanced energy-efficient technologies that are consistent with high energy efficiency standards, design features and construction practices. The Region would support measures by the area municipalities to develop innovative green spaces such as green roof technology and designs that will reduce the urban heat island effect; and initiatives to redevelop large industrial sites, including brownfield sites to ensure high levels of pollution control, and to create opportunities for energy conservation. Measures that maximize passive heating and cooling in an area such as utilizing existing or planted natural shade canopies to reduce peak energy use are also important considerations in local planning decisions.

3.7.1 Objectives

- 3.7.1.1 To conserve energy by promoting energy efficient land use and development patterns, efficient transportation, and alternative and renewable energy systems.
- 3.7.1.2 To plan and develop greener, healthier communities by reducing harmful greenhouse gas emissions and improving the air quality in the Region.
- 3.7.1.3 To develop a culture of conservation that supports energy conservation, reduces emissions from vehicles as well as municipal, residential, commercial and industrial sources and protects air quality.

3.7.2 Policies

Energy Conservation

It is the policy of *Regional Council* to:

- 3.7.2.1 Support energy demand management initiatives by the area municipalities and other agencies to reduce energy consumption

and improve energy efficiency through appropriate land use and development patterns that are transit-supportive, site and building designs and promote opportunities for district energy.

- 3.7.2.2 Encourage area municipalities to incorporate in their official plans, policies on energy efficient building and landscape design and construction practices, including orienting buildings to maximize the use of solar and wind energy, as well as carrying out building energy audits and retrofits.
- 3.7.2.3 Support policies that promote the creation of innovative green spaces such as green roofs, white roofs, and the use of urban tree canopy to achieve energy efficiencies.
- 3.7.2.4 Promote public awareness and education initiatives jointly with the area municipalities and other relevant agencies, on matters related to energy conservation.
- 3.7.2.5 Support policies that promote water conservation measures and stormwater best management practices to ensure energy conservation.

Energy Efficiency Programs

It is the policy of *Regional Council* to:

- 3.7.2.6 Support the continued development of Regional and area municipal programs to conserve energy and improve energy efficiency across all sectors.
- 3.7.2.7 Develop a program to retrofit Regional owned facilities and buildings and encourage the area municipalities to retrofit their own facilities and buildings.
- 3.7.2.8 Support district energy systems such as cogeneration and geothermal systems, where appropriate, to reduce greenhouse gas emissions and air pollution.
- 3.7.2.9 Encourage the increased use of electric, hybrid and alternative fuel vehicles for Regional operations and the Regional fleet, where the production of such fuels, uses waste biomass and does not consume land that would otherwise be used for growing food, and does not conflict with existing and planned uses.
- 3.7.2.10 Encourage area municipalities in conjunction with local distribution companies and other agencies, to implement Provincial and other incentive programs that would reward homeowners and businesses for investing in energy efficient technologies, and reducing consumption.

Energy Diversity

It is the policy of *Regional Council* to:

- 3.7.2.11 Work jointly with the area municipalities and the Province to investigate the need, feasibility, implications and suitable locations for solar, wind, and bio-energy projects and to promote local clean energy generation, where appropriate.
- 3.7.2.12 Investigate in conjunction with the area municipalities, the need to permit the installation of individual generating systems as accessory structures to reduce on-site consumption of utility supplied power.
- 3.7.2.13 Promote individual generating systems as accessory structures in appropriate locations, in consultation with area municipalities and the Niagara Escarpment Commission.
- 3.7.2.14 Promote alternative or renewable energy generation facilities in the Prime Agricultural Area, as illustrated in Schedule B of the Regional Official Plan, Rural Areas and other suitable areas as determined by the relevant area municipality and the Niagara Escarpment Commission.
- 3.7.2.15 Encourage the area municipalities to include criteria in their Official Plans and zoning by-laws for evaluating alternative and renewable energy system proposals, including location and land use compatibility

Location of Utility Corridors and Generation Plants

It is the policy of *Regional Council* to:

- 3.7.2.16 Work closely with the area municipalities, the Province and other relevant agencies, in planning for the future expansion and location of power supply services and communication systems servicing the Region.
- 3.7.2.17 Identify jointly with the area municipalities, the Province and relevant agencies, strategic infrastructure study areas well in advance of development to accommodate load growth resulting from projected growth in the population and the economy.
- 3.7.2.18 Encourage the area municipalities, in conjunction with the Province and the Region, to identify in their official plans, utility corridors for the transmission of energy, communication and the movement of people and goods to meet current and projected needs.

F. Chapter 7: Implementation **Section 7.6: Regional Planning Initiatives**

Sub-Section 7.6.2: Policies

Sub-Section 7.6.2 is hereby amended as follows:

10. Addition of bold subheading entitled, "Sustainability"

11. Addition of Policy 7.6.2.1 as follows:

"Apply best corporate *sustainability* practices in its own operations and corporate decision-making that embodies *sustainability* values and principles."

12. Addition of Policy 7.6.2.2 as follows:

"Prepare a *sustainability* strategy that provides for the most effective and efficient use of Regional resources. As part of the strategy, the Region will develop a *sustainable development* framework to be utilized in reviewing the Region's programs and services and establish targets where appropriate."

13. Addition of Policy 7.6.2.3 as follows:

"Prepare in consultation with the Conservation Authorities, the area municipalities, and stakeholders, a climate change strategy to address both mitigation and adaptation aspects of climate change, including the establishment of targets, policies and programs, to reduce the effects of climate change and minimize adverse impacts."

14. Addition of Policy 7.6.2.4 as follows:

"With the goal of promoting *sustainable development*, creating healthy communities and a culture of conservation, prepare green development standards in consultation with the area municipalities and Conservation Authorities that address Regional interests including the optimum and effective use of Regional infrastructure, human services and transportation, protection and enhancement of natural heritage, water conservation and efficiency measures, waste reduction and recycling and other innovative waste management technologies and practices, the use of advanced energy-efficient technologies for Regionally owned buildings and infrastructure, impacts of climate change, contribution towards health and walkability and working towards a culture of conservation."

15. Addition of Policy 7.6.2.5 as follows:

"Encourage the area municipalities to prepare green development standards, with the goal of creating healthy, sustainable communities and a culture of conservation, addressing land use and transportation issues, including stormwater management, energy efficiency and district heating as well as other renewable energy opportunities, innovation in the area of planning for green spaces and addressing issues related to the impacts of climate change."

16. Addition of Policy 7.6.2.6 as follows:

“Encourage the area municipalities to require proponents to submit a *sustainability design brief* as part of an application for development or redevelopment in order to address the Region and area municipal green development standards.”

17. Addition of Policy 7.6.2.15 as follows:

“Study jointly with the area municipalities the Province, hydro utilities and private power generating companies, the potential of broadening the role of the Region to own and/or operate district energy systems”.

Subsequent policies are renumbered accordingly (as per number 18 below).

18. Section 7.6.2.1 is renumbered as Section 7.6.2.7 and subsequent Sections 7.6.2.2 through 7.6.2.20 are renumbered as sections 7.6.2.8 through 7.6.2.27 respectively.

G. Glossary

19. The definition of “sustainable” to be deleted in its entirety and replaced with a new definition of sustainability as follows:

“Sustainability: meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

20. Addition of the definition for “Sustainable Development” as follows:

“Sustainable Development: the pursuit of integrating environmental, social, economic and cultural considerations in decision-making. Applying this framework to policy formulation and analysis favours an integrated approach in which these elements are brought together as a forethought in planning and decision making.”

21. Addition of the definition for “Sustainability Design Brief” as follows:

“Sustainability Design Brief: a report that illustrates how the Region and area municipal green development standards will be addressed as part of the development process in order to achieve sustainability principles.”