

**For Information**

---

**REPORT TITLE: Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

**FROM: Kealy Dedman, Commissioner of Public Works**

---

**OBJECTIVE**

To provide a summary of the Peel 2051 municipal comprehensive review process, the New Region of Peel Official Plan, and next steps for adoption at Regional Council.

**REPORT HIGHLIGHTS**

- The Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review (MCR) has been completed and meets the MCR *Planning Act* requirements.
- Regional staff have presented a new Peel 2051 Region of Peel Official Plan (RPOP).
- The new RPOP contains new or revised policies to guide growth and development within the Region to the year 2051, implement new regional policy initiatives and plans, and plan for complete communities.
- Since 2013, numerous technical studies, discussion papers, and policy analyses have been undertaken under various focus areas to respond to new Provincial legislation, regulations, and policies.
- The new Peel 2051 RPOP presents new and updated policies that plan for a complete community including responding to climate change; managing growth in a manner that is balanced and sustainable, exceeds Provincial intensification and density targets, does not require Highway 413, is walkable, transit-supportive, fiscally responsible, healthy, plans for a diverse range of jobs and housing, includes affordable housing, and enhances our natural heritage system, agricultural lands, and rural landscapes.
- A meaningful and comprehensive consultation process supports the recommendation to adopt a new Peel 2051 RPOP and was undertaken with the public, agencies, stakeholders, and Indigenous communities.
- Since the Fall 2021 statutory consultation process, approximately 790 submissions have been received and considered.
- Any very recent matters and public or stakeholder objections to policies proposed through the Peel 2051 MCR and the new Peel 2051 RPOP are described in a companion report of the Commissioner of Public Works titled "Overview of Recent Matters Regarding the Peel 2051 Official Plan Review and New Region of Peel Official Plan."
- Regional staff recommend that Regional Council repeal and replace the July 11, 1996 Regional Official Plan with the new Peel 2051 RPOP, under Sections 17 and 26 of the *Planning Act*.
- Not proceeding with the MCR at this time could result in the Province stepping in to put in place official plan policies for Peel; major delays to ongoing local municipal official plan updates; delay of enabling policies for Major Transit Station Areas, Inclusionary

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

Zoning and affordable housing; more potential for privately initiated applications to proceed contrary to Peel interests upon appeal; and, additional Minister's Zoning Orders that may not be comprehensively planned or consider public and stakeholder input.

- Should Regional Council adopt the new Peel 2051 RPOP it will be submitted to the Minister of Municipal Affairs and Housing as the approval authority for Regional MCRs and official plans, in order to meet the Provincial conformity deadline of July 1, 2022.
  - If a decision of the Minister is made within 120 days of the submission, the new Peel 2051 RPOP cannot be appealed. However, if no decision is made within 120 days, the Region may appeal the non-decision.
  - Regional staff will work with local municipal staff to implement the new Peel 2051 RPOP policies through local official plan reviews.
  - A subsequent Aggregates policy review will commence in 2022, leading to an amendment to the new Peel 2051 RPOP.
- 

### **DISCUSSION**

#### **1. Background**

The Regional Official Plan (ROP), originally adopted in 1996, has been the primary long-range strategic land use policy document in the Region of Peel and has been amended over nearly 30 years. The Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review (MCR) was initiated in 2013 and undertaken to fulfill a periodic review of the Regional Official Plan for planning to the year 2051 and to achieve Provincial conformity.

Throughout the Peel 2051 MCR there have been numerous technical studies, discussion papers, and proposed revisions to draft policies for the public's consideration through a meaningful and comprehensive consultation process. Public engagement and consultation has occurred through informal and formal avenues including open houses, "pop-up" events, public meetings, and surveys, both virtually and in-person as appropriate. Regional staff have worked closely with the Indigenous community, stakeholders, local municipal partners, the Province, and other agencies to develop policies that address planning Peel as a complete community and advance the MCR.

In October 2021, a draft ROP consolidation was released for statutory public consultation, with two open houses held virtually on October 26 and 27, 2021, a public meeting held on November 4, 2021, and four in-person open houses. Minutes of the public meeting are available online through the Regional Council agendas and minutes webpage. Comments received throughout the Peel 2051 process and statutory consultation were summarized at a February 3, 2022 meeting of the Planning and Growth Management Committee.

Since the release of the October 2021 draft ROP for statutory consultation, various policy and mapping updates were made in response to comments received, further internal review, and meetings with the Province, local municipalities, and other stakeholders. Resolution 2022-104 (see Appendix I) provided Regional staff with direction to finalize the draft ROP developed through the Peel 2051 MCR and deliver it to Regional Council for adoption.

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

This report provides a summary of the Peel 2051 MCR and presents a new Region of Peel Official Plan (RPOP) to be recommended to Regional Council to adopt the new RPOP and repeal the 1996 ROP.

Proceeding with the MCR at this time will bring forward new and updated policies that plan for a complete community including responding to climate change, managing growth in a manner that is balanced and sustainable, exceeds provincial intensification and density targets, does not require Highway 413, is walkable, transit-supportive, fiscally responsible, healthy, plans for a diverse range of jobs and housing, includes affordable housing, and protects and manages our natural heritage system, agricultural lands, and rural landscapes

Although part way through the MCR process the Province extended the planning horizon from 2041 to 2051, comprehensive policies are established to provide a strong ongoing regional role in ensuring growth is well managed addressing fundamental issues such as climate change, infrastructure, finances, complete communities, natural heritage, agriculture and rural landscapes. Not proceeding with the MCR at this time could result in the Province stepping in to put in place official plan policies for Peel; risk to ongoing local municipal official plan updates; a lack of enabling policies for Major Transit Station Areas, Inclusionary Zoning, and affordable housing; more potential for privately initiated applications to proceed contrary to Peel interests upon appeal; and additional Minister's Zoning Orders that may not be comprehensively planned or consider public and stakeholder input.

If Peel does not continue to plan for balanced growth that responds to household needs, there are risks in terms of quality of life, housing affordability, and leap frogging of development beyond Peels borders.

### **2. Overview of the Planning Policy Framework**

The *Regional Municipalities Act* and the *Planning Act* direct Regional Council to prepare and adopt an official plan for Peel (see *Planning Act* sections 17 and 26). The official plans of upper-tier municipalities like Peel are approved by the Minister of Municipal Affairs and Housing (the Minister). The content of the Peel 2051 RPOP is guided by the requirements of the *Planning Act*, and key Provincial plans and legislation such as:

- The Provincial Policy Statement, 2020 (PPS)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)
- Greenbelt Plans (i.e. The Greenbelt Plan, The Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan)

The principal policy requirements of these documents are addressed in the new Peel 2051 RPOP, including planning for population and economic growth, cultural and demographic imperatives, protecting the environment, agricultural lands, and human health. In two-tier municipalities like Peel, local municipal official plans are required and must conform to the provincial policy framework and regional-level official plan.

### **3. Peer Review of the Peel 2051 Municipal Comprehensive Review**

The Peel 2051 MCR represents a detailed and technically sound process that has resulted in a new RPOP that meets provincial policy requirements and complete community

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

objectives. The Region retained Hemson Consulting Inc. to complete a peer review of the Peel 2051 MCR to ensure that the requirements of the Provincial policy framework were adequately addressed in the new RPOP. The *Peer Review for the Peel 2051 Municipal Comprehensive Review, dated March 2022* is available on the Peel 2051 Reading Room webpage and will form a key supporting technical component to the Peel 2051 RPOP submission to the Province.

The *Peer Review for the Peel 2051 Municipal Comprehensive Review* confirmed that:

- The Peel 2051 process has had regard for all matters of Provincial interest set out in section 2 of the *Planning Act*, in part through structuring the Official Plan review and MCR review as 13 focus areas, and meets the statutory requirements of section 26 of the *Planning Act* with respect to notification requirements, public meetings and open houses.
- The new Peel 2051 RPOP implements all policies of the Growth Plan through a municipal comprehensive review (as defined by the Growth Plan).
- The new Peel 2051 RPOP is consistent with the PPS and conforms to the Growth Plan.
- The Peel 2051 process has facilitated extensive co-ordination of public bodies, including local municipalities, and undertaken regular and thorough consultation with a range of stakeholders including the Province and the general public. Engagement with Indigenous communities, in a manner required by the Growth Plan and PPS, has also been undertaken.

### **4. The New Peel 2051 Region of Peel Official Plan**

#### **a) Staff Review and Responses to Comments on the Peel 2051 Municipal Comprehensive Review, and Other Changes**

Since the Fall 2021 statutory consultation process, approximately 790 submissions have been received, reviewed, and addressed in the Peel 2051 RPOP as appropriate. Please refer to Appendix II for a full compilation of all agency, public, and stakeholder comments and regional staff responses.

Following February 3, 2022 PGMC, additional technical updates were made and available online to inform the Peel 2051 RPOP policies and mapping (e.g. the revised Land Needs Assessment, March 2022). Further refinements to policies and mapping were made in collaboration with Provincial and local municipal staff, and in response to additional public submissions. In particular, minor adjustments to the distribution of community and employment lands in the 2051 New Urban Area (settlement area boundary expansion in Caledon), policies were added to allow post-MCR technical studies to inform the land use permissions on a number of specific sites, and planning for employers like the Brampton-Caledon Airport and warehousing and distribution was addressed. These updates which are supported by staff are incorporated in the new Peel 2051 RPOP.

The Region received over 320 form letter emails requesting that staff be directed to prepare a new official plan with no settlement expansion. The many technical studies prepared throughout the Peel 2051 MCR concluded that a settlement area boundary expansion is necessary to meet the numerous objectives while providing diverse housing and employment opportunities in Peel through a balanced approach to growth.

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

These recent matters, public or stakeholder comments, and staff responses are described in an April 7, 2022 PGMC report of the Commissioner of Public Works titled “Overview of Recent Matters Regarding the Peel 2051 Official Plan Review and New Region of Peel Official Plan.”

Regional staff are prepared to make any final revisions that may be directed by the Planning and Growth Management Committee before bringing the New Peel 2051 Official Plan forward to Council for adoption currently planned for April 14, 2022.

### **b) Overview New Peel 2051 Region of Peel Official Plan**

The new final Peel 2051 RPOP is available online (see Appendix III), showing “tracked change” revisions to the current in-effect ROP and includes compiled schedules and figures mapping. The RPOP provides an updated Regional Structure to the year 2051, shown on Schedule E-1 (see Appendix IV). The policies present a holistic approach to planning through an overarching and coordinated sustainable growth framework for the Town of Caledon, City of Brampton, and City of Mississauga. The policies and mapping of the Peel 2051 RPOP:

- Protect the environment, improve health outcomes, address climate change, and improve quality of life through the planning of complete communities;
- Continue to protect an agricultural land base including prime agricultural lands that support the economic viability of farming and local food production;
- Manage growth of 700,000 people and 335,000 jobs to 2051, with the majority of new growth accommodated in existing urban areas (500,000 people and 270,000 jobs) and strategic growth areas that are served by transit;
- Plan for more housing options (including affordable housing), equitable access to job opportunities, and everyday services to be located in walking and cycling distance and connected by transit;
- Identify or designate the location key growth areas and establish minimum densities (people and jobs per hectare), for areas such as employment areas, the 2051 New Urban Area and other designated greenfield areas, and strategic growth areas;
- Address housing options through new tools that enhance affordability, balanced forms of housing, land use efficiency, gentle intensification, and strategic greenfield development;
- Plan for new communities based on key factors such as land uses, healthy development, infrastructure, and the natural environment;
- Plan for growth in a manner that does not require Highway 413
- Strengthen strategic phasing and financing policies that will contribute to long term fiscal sustainability and delivery of infrastructure; and
- Recognize the Region’s role in the delivery of programs and services (waste management, cultural heritage services, etc.).

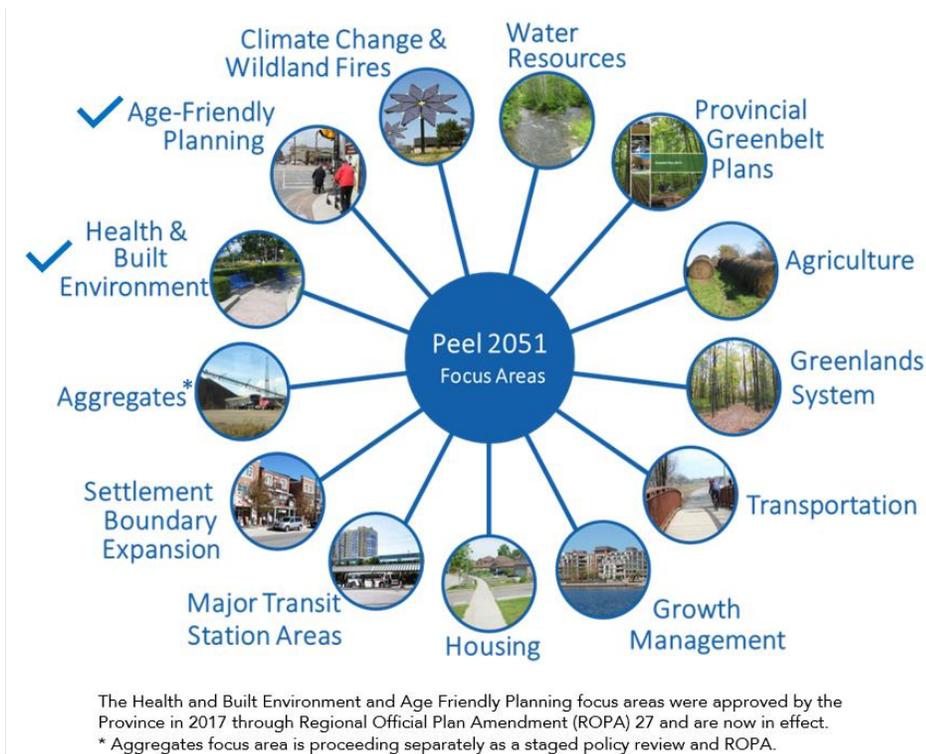
## **5. Policy Implementation of the New Region of Peel Official Plan**

### **a) A Guide to Policy Implications and Implementation**

The policies stemming from the focus areas reviewed in the Peel 2051 MCR are woven throughout the new RPOP. Background reports and technical studies which informed the

## Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption

policies and mapping that make up the RPOP are available for review on the Peel 2051 website. The implications and implementation of the policies under each of these focus areas are presented in Appendix V. While there are many separate policy focus areas in the Peel 2051 RPOP, it is important to recognize that they are all interrelated and, consequently, that policies cannot be considered in isolation of the results of other focus areas.



### b) Major Transit Station Areas and Inclusionary Zoning

The linkages between the implementation of focus areas like growth management, settlement area boundary expansions, major transit station areas (MTSA), and housing are described in further detail in Appendix V. In particular, it was requested that Regional staff provide a summary of the implementation of MTSA and inclusionary zoning (IZ). Both of these are new policy areas for Peel only recently enabled by changes to Provincial legislation and policy.

In accordance with Provincial policy, MTSA are lands within an approximate 500-800 metre radius of a higher-order transit station or stop which form the basis of concentrating intensification and transit-supportive development in the Region. MTSA policies are a new component of the Peel 2051 RPOP and the policy framework is supported by the Growth Management policies that direct growth to Strategic Growth Areas.

The Peel 2051 RPOP is required to identify MTSA, delineate their boundaries, and establish minimum densities (see Table 5 and Schedule E-5 of the RPOP in Appendix III). Minimum densities may meet or exceed those required by the Growth Plan. Requests for lower alternative densities must be approved by the Minister. Provincial

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

policies require that ROP policies guide implementation at the local municipal level. For delineated “primary” and “secondary” MTSAs, detailed local municipal implementation planning will be undertaken soon to introduce both local official plan policies and zoning to meet the RPOP MTSA policy framework.

Once MTSA’s are delineated in the Peel 2051 RPOP, local municipalities have one year to implement policies within their official plan. In accordance with Provincial legislation, the MTSA implementation policies and zoning are not subject to appeal.

IZ is an additional tool to improve housing affordability that enables local municipalities to require that new residential developments located in delineated MTSAs include units that are provided at affordable rates. Provincial requirements to initiate IZ in Peel have been met through collaboration between the Region and local municipalities. A Housing Strategy Data update (completed by Regional staff) and an IZ feasibility study (undertaken by N. Barry Lyon Consultants) were presented to Regional Council in June 2021.

A third-party independent peer review of the feasibility study was completed by urbanMetrics in December 2021 and validated the findings of the feasibility study. The results of these technical assessments identified opportunities for IZ and have resulted in a draft policy framework to support local municipal implementation of IZ by-laws.

Regional staff continue to support the efforts of local municipalities to implement IZ, which includes collaborating to explore potential roles and options in the administration of long term affordability of units secured through IZ. Working with legal staff, a number of delivery methods were reviewed for benefits and risks. Based on the results of this work, staff have identified rental and ownership options for further detailed consideration.

A report is planned for an upcoming Regional Council meeting that will outline further recommendations regarding the role for the Region in administering units secured through IZ and initial implications should Council support the staff recommendation.

A well-established and resourced process that is coordinated between the Region and local municipalities will ensure that affordable units secured through IZ are effectively and efficiently made available to eligible households and that the affordability of the units is maintained over time.

### **c) Advancement of Related Projects & Monitoring Change**

Once the RPOP is approved, the Region will update various infrastructure master plans and the development charges background study and by-law for growth-related infrastructure needs and costs associated with the planning context to the year 2051. The RPOP also directs other studies to be completed to assess the needs of growth and demographic changes, for example:

- Water and Wastewater Master Plans
- Long Range Transportation Plan and component studies
- Age-Friendly Planning Built Environment Assessment
- Broadband Internet Services Assessment

## Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption

The release of new information will be monitored for its impact on the RPOP policies and mapping. For example, the 2021 census data on population age structure and employment, or transit infrastructure commitments from the federal, provincial, and local governments that impact MTSAs.

A review of the RPOP graphic design and layout is also under consideration to be more user friendly for readers. The Peel 2051 MCR webpages and overall Region of Peel Planning and Development Services webpages will also be reviewed and updated to improve navigation for the public.

As previously noted to Council, the Aggregates Policy Review will be proceeding as a separate staged amendment to the new Peel 2051 RPOP. The release of a discussion paper, policy directions and draft mapping revisions is planned later in 2022. An update to the Planning and Growth Management Committee is currently scheduled for June 16, 2022.

### d) Local Municipal Implementation of the New Region of Peel Official Plan

The local municipalities are also required to undertake reviews of their official plans in accordance with the *Planning Act* to address provincial policies and conform to the ROP. Once the RPOP is approved and in-effect, local municipalities have one year to bring forward amendments to conform to the polices, and these comprehensive local official plan amendments will require Regional approval.

## 6. Next Steps

Regional staff recommend that Regional Council adopt the new Peel 2051 RPOP, by repealing and replacing the 1996 ROP. In adopting a new official plan, Regional Council has the option to extend the next review of the RPOP to no later than 10 years after approval. Currently RPOP reviews remain scheduled every five years.

Upon Regional Council adoption, staff have 15 days to submit the final RPOP and all supporting information from the Peel 2051 MCR process to the Province for approval. Provided the Peel 2051 RPOP is adopted and submitted on the anticipated timeline, the Provincial conformity deadline of July 1, 2022 will be met. Upon receipt of the Peel 2051 RPOP submission, the Province has 120 days to issue a decision. The *Planning Act* specifies that there is no appeal of MCRs for which the Minister is the approval authority, provided the Province makes a decision within defined timelines. If no decision is made the Region may appeal the non-decision to the Ontario Land Tribunal (OLT).

The Province has allowed upper-tier municipalities to undertake MCRs through phased amendments. As a result, the Region will be conducting an aggregates policy review later in the year 2022 and proceeding with a separate amendment to the RPOP.

## RISK CONSIDERATIONS

Once the Peel 2051 RPOP is adopted and submitted to the Province, the Minister has the ability to make modifications to the plan in accordance with the *Planning Act*. Therefore, staff recommend that the Minister of Municipal Affairs and Housing be requested to work with regional staff to implement as appropriate, any modifications to the RPOP under consideration such as those that may be associated with outstanding Minister's Zoning Order (MZO) requests.

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

Should the Region not complete the Peel 2051 MCR process and Regional Council not adopt new RPOP policies that conform to the provincial plans by July 1, 2022, the *Places to Grow Act* gives the Minister of Municipal Affairs and Housing authority to amend the current Regional Official Plan to bring it into conformity with provincial policy. Should the Region's adoption of the new RPOP be delayed and the Minister exercise that authority there would be risk that those decisions may not be in the interest of the Region. In addition, the Region would not have an up-to-date regional policy framework to respond to the challenges of today and current regional priorities. Delays in adopting Peel 2051 could subsequently impact planning decisions at the Regional and local level recognizing that the current ROP has a planning horizon that ends in 2031, and results could include:

- A lack of guidance to local municipalities for accommodating growth to 2051.
- A lack of enabling policies for MTSAs, IZ, affordable housing.
- Privately initiated applications for less-than-40-hectare settlement area boundary expansions.
- Additional MZOs that may not be comprehensively planned or consider the public and stakeholder input received to date.

It should be noted that the *Planning Act* specifies that there is no appeal of Regional MCRs, provided the Province makes a decision within the specified 120 day timeline. If the Province does not issue a decision within 120 days of receiving the Plan, the Region may appeal in circumstances of a non-decision. A non-decision by the Province is only appealable by the Region, in accordance with section 17 (40) of the *Planning Act*.

Moving forward with the staff recommended new Peel 2051 RPOP will meet Provincial legislative deadlines and provide certainty for local official plan reviews which are all currently underway.

### **FINANCIAL IMPLICATIONS**

If the RPOP is appealed in a scenario described above, the Region could be presented with significant financial costs associated with the OLT proceedings. External parties could potentially seek participant status in the appeal proceedings. Appeals of official plans typically result in expensive and lengthy multi-year proceedings with internal and external legal counsel required.

### **CONCLUSION**

The Peel 2051 MCR process has been shaped by the essential input of Regional Council, the Planning and Growth Management Committee, the public, Indigenous community, local municipal partners, stakeholders, conservation authorities and other agencies. Informed by the input received and technical studies prepared, the new RPOP meets provincial policy and MCR requirements, presenting a long-term strategy for securing sustainable growth and a complete community for Peel to the year 2051.

Subject to any Regional Council direction for revisions, Regional staff are pleased to provide a recommendation to adopt the new Peel 2051 RPOP and repeal the 1996 ROP by-law 54-96 and subsequent amendments. Should Regional Council adopt the new RPOP, and Provincial

## **Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption**

approval is issued within 120 days of the staff submission, the RPOP will be in-effect by late summer 2022.

Following Provincial approval of the Peel 2051 RPOP, Regional staff will work with local municipalities to implement the policies in their local official plan reviews. In addition, Regional staff will conduct the aggregates policy review, updates to infrastructure master plans, complete a review of the RPOP and Planning and Development Services webpage design, and monitor new information to inform future changes to the RPOP.

### **APPENDICES**

Appendix I – Resolution 2022-104 Directing Staff to Finalize the new Region of Peel Official Plan and Bring it Forward to Regional Council for Final Adoption

Appendix II – Comment and Response tables [Available online and through the Regional Clerk]

Appendix III – The New Region of Peel Official Plan Consolidation (Tracked Changes), March 31, 2022 [Available online and through the Regional Clerk]

Appendix IV – New Regional Structure (Schedule E-1 of the new Region of Peel Official Plan)

Appendix V – Region of Peel Official Plan Policy Implications and Implementation Guide, March 2022

Additional background information and the documents referenced in this report are available on the Peel 2051 web pages at <https://peelregion.ca/officialplan/review>.

---

*Authored By: Joy Simms, Principal Planner, Planning and Development Services, Public Works*