
For Information

DATE: September 19, 2019

REPORT TITLE: **PEEL 2041 OFFICIAL PLAN REVIEW – IMPLICATIONS OF THE NEW GROWTH PLAN 2019 AND STATUS UPDATE**

FROM: Andrew Farr, Acting Commissioner of Public Works

OBJECTIVE

To provide an update on the ongoing Peel 2041: Official Plan Amendment proceeding by means of a Municipal Comprehensive Review, including process implications of the new Growth Plan, 2019: “A Place to Grow”.

REPORT HIGHLIGHTS

- The Peel 2041: Regional Official Plan Amendment (“Peel 2041”) is being undertaken in order to comprehensively update the Regional Official Plan and deal with the planning required by 2041 projected growth.
- The work has been underway for several years with original timelines extended as a result of Provincial planning policy changes.
- Most of its remaining focus areas are being undertaken as a Municipal Comprehensive Review under the authority of section 26 of the *Planning Act*.
- This means that these will not be subject to appeal to the Local Planning Appeal Tribunal but will require approval by the Province.
- The new Growth Plan, 2019 requires that these must proceed as a single Regional Official Plan Amendment.
- The few policy areas that are permitted to move forward prior to a Municipal Comprehensive Review (i.e. that could proceed in a phased manner by means of multiple amendments) can be appealed, thereby potentially delaying conformity and not significantly advancing the Peel 2041 work plan.
- The Peel 2041 work plan will, for this reason, now shift from multiple amendments, to a single amendment meeting the Municipal Comprehensive Review requirements.
- Staff will also continue to pursue the potential of the Province to make an enabling regulation under the *Places to Grow Act, 2005* to permit existing work and strategic amendments to move forward ahead of the Municipal Comprehensive Review by means of one or more separate amendments, such as the Ninth Line Lands and Mayfield West Phase 2 Stage 2 settlement expansions.
- The approach outlined in this report allows for an effective public consultation process, streamlined and integrated policy development, and a comprehensively updated Regional Official Plan.
- Peel staff will continue to coordinate the Peel 2041 work plan with the local municipal official plan reviews underway in Brampton, Caledon and Mississauga.

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DISCUSSION

1. Background

The Peel 2041 Official Plan Review and Municipal Comprehensive Review (MCR) process is being undertaken to ensure consistency and conformity with Provincial plans and policies under Section 26 of the *Planning Act*. Since this process began, the Province has introduced multiple new plans, policies, guidance and regulations that have impacted progress.

On May 16, 2019, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* (Growth Plan, 2019) came into effect. This report provides an overview of the implications of the Growth Plan, 2019 on the Peel 2041 process and identifies the approach needed to comply with the Provincial deadline to achieve Regional Official Plan conformity by July 1, 2022.

2. Growth Plan, 2019 Process Implications

A summary of the new Growth Plan, 2019 changes can be found in Appendix I. The Province has advised that further policy updates and guidance material are expected in the coming months, which may impact the Region's Official Plan review including:

- guidance materials such as an updated land needs assessment methodology;
- Bill 108 regulations;
- updated mapping for Provincially significant employment zones;
- potentially new growth forecasts; and,
- review of the Provincial Policy Statement issued under the *Planning Act*.

Staff will continue to monitor any changes and provide updates as necessary.

Single Amendment Municipal Comprehensive Review

Provincial staff have recently provided confirmation that, at this time, the new Growth Plan, 2019 requires a single amendment MCR (either a new Official Plan or an Official Plan Amendment), to be initiated by the Region covering most of the outstanding MCR planning matters. However, the Growth Plan, 2019 permits some planning initiatives to proceed in advance of an MCR including:

- major transit station areas delineation and densities;
- settlement boundary expansions less than 40 hectares;
- minor settlement boundary adjustments;
- natural heritage and agricultural system mapping; and,
- employment conversions outside of the Provincially significant employment zones.

Among these policies permitted to proceed in advance of the MCR, only major transit station areas are protected from appeal.

Regional staff are not currently working towards multiple amendments in advance of the single MCR amendment because these could be appealed, and potentially add unnecessary delays to Peel 2041. Given the timelines involved in completing the work and the overall anticipated deadline of a Regional Council adopted MCR amendment by Q4 2021, it is not

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expected that individual amendments for most of these policy areas would significantly advance the Peel 2041 work plan.

Consideration of Existing Planning Work in Growth Plan 2019 Transition Regulations

Regional staff will continue to pursue the opportunity for strategically significant initiatives to be addressed in advance of an MCR, should Provincial direction allow for the policy area to move forward. Specifically, the Region has outstanding requests to the Province to provide Growth Plan transition regulations that would allow settlement expansions for the Ninth Line Lands (Proposed Regionally Initiated Regional Official Plan Amendment 33) and Mayfield West Phase 2 Stage 2 (Proposed Regionally initiated Regional Official Plan Amendment 34), to move forward in advance of the MCR.

The statutory public meeting was held on October 26, 2017 for the Ninth Line Lands as the population allocation for that settlement boundary expansion is included within the existing 2031 targets. In order to hold the statutory public meeting for the Mayfield West Phase 2 Stage 2 lands, the Province would need to put in place transition regulations under the 2019 Growth Plan to allow the Regional Official Plan Amendment (ROPA) for the settlement area boundary expansion to proceed.

Staff previously received Council direction to proceed to hold the statutory meeting for Mayfield West Phase 2 Stage 2, through the recommendations of a report to Council on October 26, 2017. However due to changes in the Provincial policy framework, only an open house was held, but the statutory public meeting was cancelled. Upon confirmation from the Province the requisite transition regulation will be forthcoming, staff will schedule the Mayfield West Phase 2 Stage 2 statutory public meeting, and bring forward both that amendment and the Ninth Line Lands amendments for Council approval. It is expected that adoption could occur within several months of hearing from the Province as technical documentation is compiled, public meeting notice timelines are met and Council report scheduling requirements are addressed.

Potential for Updated Population Projections

The Ministry of Finance is currently updating the 2018 population projections for Ontario. The updated projections will utilize data from the 2016 Census and extend the planning horizon from 2041 to 2046. The Ministry of Finance population projections are technical documents used for research and analysis. They are one input into the Ministry of Municipal Affairs and Housing Growth Plan forecasts that also incorporate broad Provincial policy directions and direct how growth must be planned by municipalities across the Greater Golden Horseshoe Area.

Preliminary indications are that new population projections for Peel may be higher than previous projections. Staff will monitor the release of the updated Ministry of Finance projections. If the Province updates the Growth Plan population and employment forecasts, staff will have to determine the impacts on the allocation of growth within Peel, the Peel 2041 work plan and the ongoing Development Charges By-law update.

3. Peel 2041 Work Plan Update

The updated Peel 2041 Official Plan Review work plan will bring forward a ROPA meeting, the requirements of an MCR. An updated work plan has been developed to allow for

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effective public consultation, meet study timelines and deliverables, adapt to anticipated Provincial changes, and harmonize the overall Regional Official Plan look and feel. It is anticipated that a final Peel 2041 Amendment and updated Regional Official Plan recommended for Council adoption will be completed by Q4 2021. The Province has 120 days to review and provide a decision before the July 1, 2022 conformity deadline.

Council will receive draft policies in four stages. The four stages will include three informal public consultations, and a final statutory consultation as prescribed by the *Planning Act*. Each one of the public consultation sessions will provide an update on all elements of the Peel 2041 work plan, obtain public feedback on available draft policies, and share supporting studies. Updates on studies and policies based on consultations will be brought to Council to inform staff's final recommended amendment. Ongoing engagement with stakeholders, agencies, Indigenous communities, the planning advisory committee and local municipalities will continue throughout this process. Appendix II provides approximate timelines of how the focus areas and consultations come together to achieve the overall Peel 2041 work plan.

Notwithstanding the uncertainty associated with outstanding Provincial work, it is important for the Peel 2041 work plan to continue to move forward to ensure the Region achieves conformity by July 1, 2022 and support other Regional initiatives, including the Growth Management Strategy. An approach has been coordinated with the local municipalities to ensure conformity for both Regional and local official plan reviews underway. An update on the status of the various focus area policies and supporting studies can be found in Appendix III.

CONCLUSION

Staff will bring forward draft policies in Q4 2019 for the first round of informal public consultations, with the public consultations beginning in early 2020. These will also include updates on the status of other focus areas, supporting studies and inputs.



Andrew Farr, Acting Commissioner of Public Works

Approved for Submission:



N. Polsinelli, Interim Chief Administrative Officer

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APPENDICES

Appendix I - Summary of Growth Plan, 2019

Appendix II - Updated Peel 2041 Work Plan

Appendix III - Focus Area Status Update

For further information regarding this report, please contact Adrian Smith, RPP, Acting Chief Planner & Director, Regional Planning and Growth Management, Extension 4047, Adrian.smith@peelregion.ca

Authored by: Virpal Kataure