



Corporate Report

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DATE: March 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies**

RECOMMENDATION:

1. That the proposed Regional Official Plan Amendment 20 (ROPA 20) - Energy and Sustainability Policies be supported subject to the modifications identified in the report and detailed in Appendix 2 of the report titled "*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*" dated March 10, 2009 in from the Commissioner of Planning and Building.
2. That the report titled "*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*" dated March 10, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

BACKGROUND: The Peel Regional Official Plan Review (PROPR) is underway to bring the Regional Official Plan into conformity with recent provincial initiatives and legislation. It is also the mandatory five-year review required by the *Planning Act*. A report titled "*Peel Region Official Plan Review – Update*" from the Commissioner of Planning and Building which summarized the PROPR process was brought forward to Planning and Development Committee on January 12, 2009.

The PROPR work program was approved by Regional Council in September 2007. It consists of 15 focus areas as illustrated in Figure 1. City of Mississauga staff have participated on working committees, reviewed draft discussion papers and attended Regional workshops as part of the PROPR process.

FIGURE 1:
Region of Peel Official Plan Review, 15 Focus Areas



The results of the PROPR are intended to be implemented through several Regional Plan Amendments (ROPAs). ROPA 20: Sustainability and Energy Policies is the first of these amendments. The amendments, focus areas, and anticipated dates for the remaining ROPAs to be brought forward to Regional Council are:

- ROPA 21 – Air Quality, Agriculture, Natural Heritage, Integrated Waste Management (February 2009);
- ROPA 22 – Transportation Policies (March 2009);
- ROPA 23 – Regional Housing Strategy (May 2009);
- ROPA 18 – Managing Growth, Employment Lands, Greenbelt Conformity, Monitoring (June 2009); and,

- Implementation ROPA – Transportation Schedules and Housekeeping (Fall 2009).

The proposed ROPA bundles and dates are to be used as guidelines. The timing and grouping of focus areas may change as staff work through the PROPR process.

PRESENT STATUS: The Region of Peel has requested comments on ROPA 20, attached as Appendix 1.

COMMENTS: This amendment has been reviewed by City staff and the Environmental Advisory Committee. Detailed comments are summarized in Appendix 2.

PART 1: SUSTAINABILITY POLICIES

The purpose of ROPA 20 is to incorporate updated sustainability policies into the Regional Official Plan. Through ROPA 20, sustainability will become the overarching framework of the Regional Official Plan. This is stated in the *“Introduction, Sub-Section 1.3.5 Themes of the Plan.”* As well, the *Planning Act* now identifies sustainability as a matter of Provincial interest and, as such, this is required in the Regional Official Plan.

It is recommended that the sustainability policies in ROPA 20 be supported. They include the four imperatives of sustainability - environmental, social, economic, and cultural which correspond with the sustainable planning framework in Mississauga’s draft Strategic Plan and with the policy direction anticipated for the draft Official Plan.

Additional considerations for the sustainability policies include policies relating to financial sustainability and public transit. Despite the fact that the sustainability policies include an economic imperative, there is no reference to financial sustainability. This will be a critical issue for the Region and area municipalities moving forward and should be addressed in these policies. In addition, public transit is a fundamental component sustainability, which are meeting the needs of the present generation without compromising the ability

of future generations to meet their own needs. Much of what has become unsustainable is in relation to transportation choices. This should be specifically addressed in the policies.

PART II: ENERGY RESOURCES POLICIES

The purpose of the energy policies is to comply with the Growth Plan in its recognition and support for the role of municipal policies in developing a culture of conservation. The intent of the ROPA 20 energy policies is to establish these in the Regional Official Plan. A new section is proposed in “*Chapter 3: Resources*” titled “*3.7 Energy Resources*”.

The energy policies are a new direction in the Regional Official Plan and are generally supported. Clarification is requested, however, in relation to selected proposed policies. Questions remain regarding whether selected policies are Regional or local area municipal responsibilities. The objectives relating to land use design is one example. In addition, comments also include suggestions that policies, such as the encouragement of the use of hybrid vehicles, may be more appropriate in a Corporate or Strategic Plan rather than the Regional Official Plan, which is a regulatory land use document. These comments are detailed in Appendix 2.

The proposed energy policies in ROPA 20 align with the energy conservation policies that are part of the “Living Green” Pillar in the draft Strategic Plan and are among the policy directions that are anticipated in the draft Official Plan.

PART III: IMPLEMENTATION

Implementation policies are proposed in conjunction with the sustainability and energy resources policies in “*Chapter 7: Implementation, Section 7.6 Regional Planning Initiatives.*” A sustainable development framework, proposed climate change strategy, green development standards, as well as a sustainability design brief are proposed as the implementation policies for ROPA 20.

In general, staff support the ROPA 20 implementation policies, however, clarification is being sought on selected policies. Staff are

seeking to clarify the role of Regional versus municipal green development standards. Currently, staff have commenced work on the City's green development strategy which may include development standards, policies, incentives, and approaches to educating the stakeholders. Questions remain regarding the roles of, and application of potentially two standards. As well, there are a number of points of clarification have been requested in relation to the sustainability design brief.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The amendments proposed as part of ROPA 20 will have implications for the policies in the City of Mississauga's Official Plan. Generally, the policies proposed in ROPA 20 align with the policies proposed in the draft Strategic Plan and the anticipated directions in the draft Official Plan. Staff have requested some clarification and modifications of selected policies as detailed in Appendix 2. The Region of Peel should be advised that the City of Mississauga supports ROPA 20 provided the policies are amended as stated in this report.

ATTACHMENTS: APPENDIX 1: Regional of Peel, Regional Official Plan, Regional
Official Plan Amendment Number 20 - Sustainability
and Energy Policies
APPENDIX 2 Summary of Comments

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Emily Irvine, Planner, Policy Planning Division

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. 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.

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. 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 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 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 are:

- 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;

B. Chapter 1: Introduction

Section 1.3: Guide to the Plan

Sub-Section 1.3.5: Themes 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*. 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 impacts of climate change and the role that development can play in working towards a sustainable society. 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 biodiversity while reducing and measuring the impact of development on the ecosystem based on a systems approach. 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 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 healthy communities committed to achieving social harmony and social inclusion so that basic needs are met. The Region will strive to have a society that encourages healthy lifestyles and fosters respect for one another; inclusiveness, kindness and human dignity; that includes 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, efficient and effective transportation system, appropriate infrastructure and services to support a diverse and growing economy including local employment and sustainable livelihoods.

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 a different perspective and has a different 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 flexible 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 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 the Region to reduce its current dependence on fossil-based energy sources to alternative or renewable energy systems are being considered. The Plan recognizes the interdependencies that exist in the built and natural environments and provides opportunities for energy generation facilities to accommodate current and projected needs, where feasible.”

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 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) Efficiency: Promoting energy efficient urban and building designs, energy efficient appliances and facilitating alternative modes of transportation; (ii) Conservation: Promoting energy conservation and sustainable development; and (iii) Diversity: Promoting the use of renewable energy systems 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.

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 summer energy use are also important considerations in local planning decisions.

3.7.1 Objectives

- 3.7.1.1 To conserve energy through energy efficient land use design, and alternative 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.

3.7.2 Policies

Energy Efficiency Programs

It is the policy of Regional Council to:

- 3.7.2.1 Support the continued development of Regional and area municipal programs to conserve energy and improve energy efficiency across all sectors.
- 3.7.2.2 Work in conjunction with the area municipalities to develop programs to retrofit Regional and area municipal owned facilities and buildings in order to reduce energy consumption and air pollution.
- 3.7.2.3 Support district energy systems such as cogeneration and geothermal systems, where appropriate, to reduce greenhouse gas emissions and air pollution.
- 3.7.2.4 Study jointly with the area municipalities and hydro utilities, the potential of broadening the role of the Region to own and/or operate district energy systems.
- 3.7.2.5 Encourage the increased use of electric, hybrid and alternative fuel vehicles. The local production of bio-fuels, such as bio-diesel or bio-ethanol, and bio-gas should also be encouraged where the production of such fuels uses waste biomass and does not consume land that would otherwise be used for growing food.
- 3.7.2.6 Encourage area municipalities in conjunction with local distribution companies, and other agencies to implement programs that would reward homeowners and businesses for investing in energy efficient technologies and reducing consumption.

Energy Conservation

It is the policy of Regional Council to:

- 3.7.2.7 Develop a culture of conservation that supports energy conservation, reduces emissions from municipal, residential, commercial and industrial sources and protects air quality.
- 3.7.2.8 Work jointly with the area municipalities and the Province to promote local clean energy generation, where feasible.
- 3.7.2.9 Support energy demand management to reduce energy consumption and improve energy efficiency through appropriate land use and development patterns, site and building designs that promote energy efficient buildings and opportunities for cogeneration and district heating.
- 3.7.2.10 Require 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.
- 3.7.2.11 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.
- 3.7.2.12 Promote public awareness and education initiatives jointly with the area municipalities and other relevant agencies, on matters related to energy conservation.

Energy Diversity

It is the policy of Regional Council to:

- 3.7.2.13 Investigate with the area municipalities the need, feasibility, implications and suitable location for solar, wind and bio-energy power as appropriate.
- 3.7.2.14 Promote individual generating systems as accessory structures in consultation with area municipalities.
- 3.7.2.15 Promote alternative or renewable energy generation facilities in the Prime Agricultural Area, Rural Areas and other suitable areas as determined by the relevant area municipality.
- 3.7.2.16 Encourage the area municipalities to evaluate the suitability of the location and land use compatibility of proposed alternative energy systems and renewable energy systems, and specify standards in their official plans and zoning by-laws.

Location of Utility Corridors and Generation Plants

It is the policy of Regional Council to:

- 3.7.2.17 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.
- 3.7.2.18 Identify jointly with the area municipalities 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.
- 3.7.2.19 Require 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:

“The Region of Peel will 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:

“The Region of Peel 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 *sustainability* framework to be utilized in reviewing the Region’s programs and services.”

13. Addition of Policy 7.6.2.3 as follows:

“The Region will 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, the Region will 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:

“With the goal of creating healthy, sustainable communities and a culture of conservation, the area municipalities be encouraged to prepare green development standards, 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:

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

17. 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 7.6.2.26 respectively.

G. Glossary

18. 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.”

19. 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.”

20. 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.”

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 20 Policy	Comments	Recommendation
Sustainability		
The sustainability policies in ROPA 20 include four imperatives of sustainability - environmental, social, economic, and cultural.	These policies will change the main theme of the Regional Official Plan to sustainability, currently sustainability is one of three themes.	The proposed sustainability policies in ROPA 20 are supported.
Reference is made to environmental, social, economic and cultural “ <i>imperatives.</i> ”	The implication of the term <i>imperative</i> is unclear.	This should be clarified.
Additional consideration for sustainability policies.	The transportation system is an integral part of sustainability. Mississauga is moving toward expanding the function of streets beyond the movement of vehicles to complete streets including accommodating cycling and green boulevards, where appropriate. Issues such as these may be a consideration for Regional roads as well.	
Additional consideration for sustainability policies.	There is no reference to financial sustainability within the economic imperative. This will be a critical issue for the Region of Peel and the area municipalities moving forward. This issue should be addressed.	
Additional consideration for sustainability policies.	Public transportation is a key consideration for sustainability. There is no specific reference to public transportation in the sustainability policies. This issue should be strengthened in the sustainability policies.	
Energy		
<i>Objectives</i>		
<p>3.7.1.1 <i>To conserve energy through energy efficient land use design, and alternative renewable energy systems.</i></p> <p>3.7.1.2 <i>To plan and develop greener, healthier communities by reducing harmful greenhouse gas emissions and improving the air quality in the Region.</i></p>	Land use design and development are a local area municipal responsibility. These objectives should be modified to ‘promote’	These objectives are supported with the recommended modifications.
3.7.2.7 <i>Develop a culture of conservation that supports energy conservation, reduces emissions from municipal, residential, commercial and industrial</i>	Policy 3.7.2.7 could be added to the objectives.	This should be changed to an objective and moved to Section 3.7.1 Objectives.

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 20 Policy	Comments	Recommendation
<i>sources and protects air quality.</i>		
<i>Energy Efficiency Programs</i>		
3.7.2.2 <i>Work in conjunction with the area municipalities to develop programs to retrofit Regional and area municipal owned facilities and buildings in order to reduce energy consumption and air pollution.</i>	Given the context of these policies in the Regional Official Plan, it may be more appropriate to state that ‘the Region will develop a program to retrofit Regional facilities and buildings’ and ‘encourage’ the area municipalities to do the same.	This policy is supported with the recommended modifications.
3.7.2.4 <i>Study jointly with the area municipalities and hydro utilities, the potential of broadening the role of the Region to own and/or operate district energy systems.</i>	The potential ownership and operation of district energy systems are not a matter of official plan policy or a Regional responsibility.	This policy might more appropriate as part of the Region’s corporate plan or as a strategic initiative.
3.7.2.5 <i>Encourage the increased use of electric, hybrid and alternative fuel vehicles. The local production of bio-fuels, such as bio-diesel or bio-ethanol, and bio-gas should also be encouraged where the production of such fuels uses waste biomass and does not consume land that would otherwise be used for growing food.</i>	Policies which encourage the production of private consumer products are not land use planning matters.	
	This policy could be revised to relate to the Regional fleet of vehicles.	This policy might more appropriate as part of the Region’s corporate plan or as a strategic initiative.
	Policies regarding the production of bio-fuels require further review and discussion.	This policy needs to be clarified.
3.7.2.6 <i>Encourage area municipalities in conjunction with local distribution companies, and other agencies to implement programs that would reward homeowners and businesses for investing in energy efficient technologies and reducing consumption.</i>	Policies which reward consumers for investing in energy efficient technologies are not land use planning matters.	This policy might more appropriate as part of the Region’s corporate plan or as a strategic initiative.
<i>Energy Conservation</i>		
3.7.2.10 <i>Require 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.</i>	Building and landscape design as well as construction practices are a local area municipal responsibility. This policy should be changed to ‘support’ or ‘encourage.’	This policy is supported with the recommended modifications.
	This policy is unclear as to when the proposed energy audits would be required and whether they would be for municipally-owned or private buildings.	This policy needs to be clarified.
<i>Energy Diversity</i>		
3.7.2.14 <i>Promote individual generating systems as</i>	This policy requires further investigation in	This policy needs to be clarified.

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 20 Policy	Comments	Recommendation
<i>accessory structures in consultation with area municipalities.</i>	terms of the type of approvals required, for example noise certificates, specific zoning standards or separation criteria that would be associated with these.	
<i>Location of Utility Corridors and Generation Plants</i>		
3.7.2.18 <i>Identify jointly with the area municipalities 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.</i>	What is meant by “strategic infrastructure study areas”?	This policy needs to be clarified.
	Does the reference to infrastructure involve energy or all infrastructure under Regional mandate and include water, wastewater, roads? If all infrastructure is intended in this policy, perhaps it should be incorporated into general policies rather than the energy section.	This policy needs to be clarified.
3.7.2.19 <i>Require 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.</i>	How would all corridors, especially underground utilities be shown in local official plans? Is it the intent of this policy that area municipal official plans would need to reflect each type of utility by a different designation?	This policy needs to be clarified.
	As roads are shown on the land use designation maps in Mississauga’s Official Plan, would this satisfy the proposal to show all movement of goods and people or would additional information be required on land use maps i.e. trails, bike lands etc.?	This policy needs to be clarified.
	Could this policy be modified to encourage the area municipalities to illustrate “utility corridors” in their Official Plans? As such, each area municipality can decide how to satisfy the intent.	This policy is supported with the recommended modifications.
Implementation		
7.6.2.4 <i>With the goal of promoting sustainable development, creating healthy communities and a culture of conservation, the Region will prepare green development standards in consultation with the area municipalities and</i>	The City of Mississauga is commencing work on a green development strategy which may include, green development standards, policies, incentives and approaches toward educating the stakeholders. Two-tiers of	This policy is supported with the recommended modifications.

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 20 Policy	Comments	Recommendation
<p><i>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.</i></p>	<p>green development standards at the Regional and local level may be problematic for the development community.</p> <p>This policy should be modified such that new green development standards “address Regional responsibilities” and apply only where local green development standards are not in place.</p>	
<p>“7.6.2.6 <i>In order to address the Region and area municipal green development standards, the Region encourages the area municipalities to require proponents to submit a sustainability design brief as part of an application for development or redevelopment.</i></p>	<p>There is a lack of clarity surrounding what the “sustainability design brief” would include as there are no terms of reference brought forth in conjunction with the ROPA.</p>	<p>This policy needs to be clarified.</p>
	<p>Under what authority and what circumstances could it be requested? The expertise that would be required to review such a document is also unknown.</p>	<p>This policy needs to be clarified.</p>
	<p>The sustainability design brief is directed toward Region and area municipal green development standards. Given that these design standards have not yet been developed, it is premature to incorporate this definition into Regional Official Plan Policies.</p>	<p>This policy needs to be clarified.</p>
	<p>There is no reference to the “sustainability design brief” beyond the “Implementation” policies. It is unclear if it is associated with any other policies in the Regional Official Plan.</p>	<p>This policy needs to be clarified.</p>