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DATE: December 9, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Peel Region Official Plan Review - Update**

RECOMMENDATION: That the report titled "Peel Region Official Plan Review - Update" dated December 9, 2008 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: The Peel Region Official Plan Review (PROPR) is underway to bring the Regional Official Plan into conformity with the Provincial Policy Statement (2005), the Greenbelt Plan (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and Bill 51 (*Planning and Conservation Land Statute Amendment Act* (2006)). It is also the mandatory review required every five years by the *Planning Act*.

In September 2007, Regional Council approved a work program for the review of the Regional Official Plan which consisted of 15 focus areas. Background discussion papers and workshops have been held on some of these focus areas which are summarized in the following table.

Focus Area	Background Paper	Workshop
1. Managing Growth	Growth Management Discussion Paper (Jun. 5, 2008)	Managing Growth Stakeholder Workshop (Oct. 7, 2008)
2. Regional Housing Strategy	Discussion Papers: Housing Availability Throughout the Life Cycle (Dec. 2008); Diversity of Housing Needs (Jan. 2009); Housing Affordability (Jan. 2009); Tools and Best Practices (Dec. 2008) Housing Strategy (Feb. 2009)	Community Consultation (Feb. 2009)
3. Employment Land Policies	Employment and Employment Lands Discussion Paper (Oct. 17, 2008)	Employment and Employment Lands Workshop (Nov. 14, 2008)
4. Transportation	Transportation Background and Challenges Paper (Jan. 15, 2008)	Transportation Stakeholder Workshop (Jan. 28, 2008)
5. Water Resources	To be determined	To be determined
6. Natural Heritage	Natural Heritage Policy Review Discussion Paper (Oct. 31, 2008) and Peel-Caledon Significant Woodlands and Significant Wildlife Habitat Study (Oct. 31, 2008)	Open Houses and Stakeholder Workshops on the Criteria for Identification for Significant Woodlands and Significant Wildlife Habitat (Apr. - Jun. 2008) Environment Workshop – Natural Heritage Session (Nov. 24, 2008)
7. Agriculture	Agriculture Discussion Paper (May 9, 2008)	Stakeholder Session hosted by Peel Agricultural Rural Water Quality Advisory Committee (PARWQAC). (Apr. 9, 2008) Environment Workshop – Agricultural Session (Nov. 24, 2008)
8. Greenbelt Conformity	Greenbelt Conformity Policy Review Background Paper (Nov. 18, 2008)	Environment Workshop – Greenbelt Conformity Session (Nov. 24, 2008)
9. Integrated Waste Management	To be determined	To be determined
10. Energy	Energy Discussion Paper (Oct. 10, 2008)	Energy Stakeholder Workshop (Jan. 28, 2008) Environment Workshop – Energy Session (Nov 24. 2008)
11. Air Quality	To be determined	Environment Workshop – Air Quality Session (Nov 24, 2008)

Focus Area	Background Paper	Workshop
12. Sustainability	Sustainability Discussion Paper (Oct. 29,2008) and Sustainability Background Paper (May 30, 2008)	Sustainability Workshop (Jun. 6, 2008) Environment Workshop – Sustainability Session (Nov 24, 2008)
13. Monitoring	To be determined	To be determined
14. Consultation, Communication and Engagement	To be determined	PROPR Open Houses (Feb. 20, 2008, Feb. 27, 2008, Mar. 6, 2008)
15. Planning Tools and Update	To be determined	To be determined

The Region’s work program is intended to be completed over the next few months to meet the June 16, 2009 Provincial conformity deadline. The results of the PROPR are intended to be implemented through five potential Regional Official Plan Amendments (ROPAs).

The amendments, focus areas, and anticipated dates for these to be brought forward to Regional Council are:

- 1st ROPA – Sustainability and Energy (January 2009);
- 2nd ROPA – Air Quality, Agriculture, Natural Heritage, Greenbelt Plan Conformity, Integrated Waste Management (February 2009);
- 3rd ROPA – Water Resources, Transportation, Employment Lands; Managing Growth, Regional Housing Strategy (March 2009);
- 4th ROPA – Monitoring, Housekeeping (June 2009); and,
- 5th ROPA – Transportation Schedules (May 2009).

The timing and grouping of focus areas may change as staff work through the PROPR process.

COMMENTS:

City staff is working with Regional staff through the PROPR exercise to coordinate multi-departmental comments, to ensure that Mississauga’s new Official Plan and the ROP are inline, as well as to monitor against duplication in the process and the policies.

In January 2009, the Region will be bringing forward its proposed sustainability and energy policies as the first amendments for the ROP. It should be noted that, at this time, these policies have been released in draft form. There may be additional revisions to these policies before the final ROPs are brought forward to Regional Council.

Sustainability

Through the review process, sustainability has become the overarching theme of the PROPR. The draft policies focus on four imperatives: environmental, social, economic and cultural. The policies propose to move toward sustainability through a sustainable development framework which integrates the four imperatives in decision-making. They also include policies on directing municipalities to prepare green development standards, a placeholder policy to prepare a climate change strategy and policies for corporate sustainability for the Region of Peel.

Energy

The proposed energy policies are intended to address the absence of any such policies in the ROP. The goals of the energy policies are:

- the conservation of energy, encouragement of alternative renewable energy systems;
- to create greener, healthier communities by reducing greenhouse gas emissions and improving air quality;
- to reduce energy consumption through the planning and development of the Region;
- to encourage energy conservation through energy efficient land use design and renewable energy projects; and,
- to facilitate sustainable modes of transportation.

The policies centre around developing a “Culture of Conservation” by energy conservation, developing alternatives for energy generation, energy demand management to reduce energy consumption, land use patterns that support energy consumption and air quality protection.

Another policy direction is environmentally sustainable building, landscape design and construction as well as building renovation and redevelopment. Additional policies are directed toward utility corridors and renewable energy systems such as individual wind turbines and wind farm energy generating systems. Finally, the ROP will also contain energy efficiency programs for Regional facilities.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The PROPR is moving forward in parallel with the City of Mississauga's Official Plan Review. Both of these processes are required to meet the Provincial conformity timeframes for completion before June 2009. Conducting the two reviews in parallel within the timeframe established by the Province is challenging.

The City of Mississauga Official Plan is required to be in conformity with both Provincial and Regional directions. Some policy areas of the City of Mississauga and Regional of Peel Official Plans may not be aligned by the June 2009 conformity deadline. As such, future amendments may be required to bring the two official plans inline.

The Provincial Government has recently announced that under extenuating circumstances lower-tier municipalities may apply for an extension to the June 2009 deadline. Further information is required regarding this statement and staff is investigating this matter.

Original signed by:

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Commissioner of Planning and Building

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