



# Corporate Report

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(Region of Peel)

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**DATE:** September 25, 2006

**TO:** Chair and Members of Planning and Development Committee  
October 2, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Region and Area Municipal Planning Responsibilities**

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- RECOMMENDATION:**
1. That the planning matrix contained as Appendix 5 to the report titled "Region and Area Municipal Planning Responsibilities" dated September 25, 2006 from the Commissioner of Planning and Building be endorsed at this time as the basis for defining and clarifying planning responsibilities among the Region of Peel, the Cities of Brampton and Mississauga and the Town of Caledon. This endorsement recognizes that the matrix is the best that can be achieved at this time and that further elimination of duplication will require amendments to the *Planning Act* and the Regional Official Plan, and discussion pertaining to the implementation of the Growth Plan for the Greater Golden Horseshoe.
  2. That staff from the Region of Peel and the Cities of Brampton and Mississauga and the Town of Caledon be requested to continue to work on the areas of shared responsibilities identified in the report titled "Region and Area Municipal Planning Responsibilities" dated September 25, 2006 from the Commissioner of Planning and Building with the aim of eliminating all duplication and having either the Region or Area Municipality assume full responsibility, where appropriate, and report back to their respective Councils in early 2007.

**BACKGROUND:**

In November 2001, Regional Council approved a matrix which established the planning responsibilities to be shared among the Region of Peel, the Cities of Brampton and Mississauga and the Town of Caledon (see Appendix 1).

On November 25, 2004, Regional Council passed a resolution (see Appendix 2) directing the Chief Administrative Officer to convene a meeting of the Inter-Municipal Planning Subcommittee (IMPSC) regarding the functions of the Regional Planning Department and to clearly define the role of the Regional Planning Department to ensure there is no duplication with the planning functions being undertaken by the Area Municipalities.

The Regional Chair was to ensure that no replacement staff would be hired in the Regional Planning Department until such time as the IMPSC review had taken place.

In December 2004, Justice George Adams, Q.C., appointed by the Province of Ontario to facilitate a review of governance issues in the Region of Peel, tabled his findings. Justice Adams proposed a new governance model for Peel Region and also recommended future reviews be undertaken regarding regional roads, land use planning and cost allocation.

On August 11, 2005, Regional Council adopted a resolution (see Appendix 3) stating that the review of the planning responsibilities should be deferred until such a time as the Area Municipal Planning Departments have been consulted.

On December 1, 2005, Regional Council adopted a resolution (see Appendix 4) that, among other things, directed staff to report back to Regional Council with a revised matrix showing realignment of responsibilities in the Regional Planning Department to be done in consultation with area municipal staff.

Staff from the Region and Area Municipalities have met numerous times over the past year to review and update the planning matrix. This report is being brought forward at this time because a report from the Regional Commissioner of Planning on the matrix is scheduled for the October 19, 2006 meeting of Regional General Committee.

**COMMENTS:**

Appendix 5 contains the proposed revised planning matrix which identifies, on an issue by issue basis, the planning responsibilities and the individual roles of the Region and area municipalities.

Appendix 5 also includes a summary table identifying where the Region has the lead; where the area municipality has the lead; current areas of shared responsibility; and areas of responsibility to be resolved through the implementation of the final Growth Plan.

While this division of responsibilities, if approved, will reduce the amount of duplication among the Region and Area Municipalities, it is recognized that further reduction in duplication will require amendments to the *Planning Act* and in the Regional Official Plan, and discussions pertaining to the implementation of the Growth Plan for the Greater Golden Horseshoe. It is also recognized there will still be a need for some Regional-Area Municipal collaboration in certain specific areas to ensure duplication will not be created, or to add value to the planning process. For example, collaboration is required when purchasing census data to eliminate duplication in its acquisition, and to ensure the data needs of both the Region and Area Municipalities will be met in a form suitable for each of their responsibilities. The challenge is to ensure that collaboration does not become another form of duplication. Where the Region or Area Municipality is largely responsible (e.g. 80-90%) for a shared activity, every attempt should be made to shift total responsibility to one or the other.

In preparing the matrix, it was agreed that the five principles in Section 1.3.2 of the Regional Official Plan (see Appendix 6) would provide the context for reviewing the Regional mandate and planning responsibilities.

The proposed planning matrix incorporates the planning responsibilities assigned by the new Provincial Policy Statement (PPS) (March 2005), the Greenbelt Plan (February 2005), and the Growth Plan for the Greater Golden Horseshoe (June 2006). The matrix was also prepared in order to address the issues previously raised by Mississauga regarding planning responsibilities within Peel, including the submission made by the City of Mississauga to Justice George Adams in his governance review.

## **1. Previous Planning Issues**

In previous reviews of Regional-Area Municipal planning responsibilities, Mississauga raised the following concerns:

- duplication as a result of oversight by both the Region and Area Municipalities;
- is there sufficient value added by requiring both Regional and Area Municipal oversight?
- clarification as to who takes the lead when a responsibility is shared;
- regional planning going beyond the Regional mandate; and
- duplication in the development review process.

### **(a) Duplication**

The proposed matrix has, where possible, eliminated previously identified duplication through clarifying responsibilities and assigning the lead role regarding the various issues.

For example, growth forecasts will be the responsibility of area municipalities. Cultural heritage and recreation have been clearly recognized as an area municipal responsibility, as has the implementation of natural hazard policies because area municipalities are responsible for the approval of development applications. Comments by Regional staff on development applications will be limited to matters relevant to regional interests.

Although the Region and Area Municipalities need to maintain data bases in a form suitable for their own needs, data will be shared, where possible. Plan review agreements between the conservation authorities, the Region, and Area Municipalities identify the conservation authorities as the technical experts. This will reduce duplication in reviewing the potential impact of development applications on the natural environment, and in other activities such as top-of-bank staking where only the conservation authority staff should be involved.

(b) Value Added

Another concern was value added by having the Region and Area Municipalities both involved in the planning process within Peel. Specific areas were identified (e.g. evaluating potentially significant wetlands, consolidating and maintaining an up-to-date database of the Greenlands system) where working together will “add value”.

(c) Shared Responsibilities

With respect to clarification of shared responsibilities, it was agreed that when a local Official Plan is in conformity with the Regional Official Plan, the local plan will prevail as it contains more detailed policies. In addition, where a responsibility is shared, the matrix identifies who should take the lead.

(d) Regional Planning and the Region’s Mandate

The proposed matrix has defined roles to ensure, where possible, that Regional planning does not go beyond the Regional mandate. For example, it was agreed that archaeological assessments, built heritage, and recreation, are not Regional responsibilities, and the Regional role would be one of support and cooperation.

## **2. Progress To Date**

As identified in Appendix 5, considerable progress has been made in reducing duplication through either the re-alignment of responsibilities, or clarification of roles.

(a) Changes from Original Matrix

The following summary identifies changes to the original planning matrix in Appendix 1. As discussed in greater detail later in this report, some duplication exists in certain specific areas which can only be resolved through amendments to the *Planning Act* and the Regional Official Plan, or through discussions pertaining to the implementation of the final Places to Grow Plan. Consequently, this is the best that can be achieved at this time. In view of the clarification of responsibilities, the Region may consider the re-

allocation of staff to align with the revised responsibilities:

- clarification that cultural and built-heritage are an Area Municipal responsibility;
- confirmation that the planning and delivery of recreational services is an Area Municipal responsibility;
- clarification that the Region, jointly with the Area Municipalities and the Conservation Authorities, will assess the potential for unevaluated wetlands;
- clarification that Area Municipalities are responsible for site clean-up (soil contamination) on municipally-owned lands;
- clarification that environmental impact studies (EIS) will continue to be reviewed by Area Municipalities, except if the proposal impacts the Core Greenlands system;
- clarification that when a local official plan is in conformity with the Regional Official Plan, the local official plan will prevail because it has the more detailed policies;
- confirmation that Regional comments on development applications will be limited to matters relevant to Regional interests;
- clarification that Regional staff will consult with Area Municipal staff prior to finalizing conditions for subdivision and site plan approval;
- clarification that Area Municipalities will continue to obtain the technical advice of the conservation authorities in making detailed assessments in the identification and protection of the Greenlands system;
- clarification that Local Official Plans will continue to be circulated to the Region for assessment of conformity and to ensure public meeting notices reflect Region exemption;
- Crime Prevention Through Planning Design (CPTED) policies are to be formulated and implemented by Area Municipalities.

(b) No Change from Original Matrix

- no change in the preparation of population and employment forecasts. Area Municipalities will continue to develop individual forecasts within the allocations agreed to with the Region;
- aircraft noise policies are similar between the Regional Official Plan and Mississauga Plan. Although a review of the Regional Official Plan (ROP) is outside the scope of this

matrix review, there is no need for similar aircraft noise policies in the Regional and Area Municipalities Official Plans, especially when Area Municipalities are responsible for their implementation through the development review process.

- no change to the policies regarding the implementation of natural hazard policies. Area Municipalities will implement policies through the local official plans in consultation with the conservation authorities;
- no change regarding the review of noise studies, however, it was recognized that the process could be integrated and improved.

#### (c) New Responsibilities

- the original matrix did not identify any specific roles for Area Municipalities regarding transportation. The revised matrix clearly establishes the responsibilities of the Area Municipalities regarding long-range transportation planning, GTA transportation planning and coordination, transportation research data and modelling, transportation demand management, goods movement and transportation for persons with disabilities;
- semi-annual/annual meetings to be held with Regional and Area Municipal staff regarding the development process;
- Regional Human Services were not identified as an issue in the original matrix. The revised matrix identifies that Area Municipalities will respond to Regional comments regarding human services when reviewing District Policies;
- the original matrix did not identify a role for Area Municipalities regarding demographic and socio-economic data. It was agreed that Area Municipalities will maintain databases in a form suitable for their responsibilities and share information, where appropriate;
- sustainability is a new issue. Area Municipalities will work with the Region to ensure the respective sustainability plans and processes to formulate them do not duplicate each other;
- private roads is a new issue. Regional staff to comment only if a Regional service is affected;
- the original matrix did not include new responsibilities resulting from the new Provincial Policy Statement and final Places to Grow Plan identified in Appendix 5;

- air quality and climate change are new issues. Area Municipalities and Region to work together to protect, preserve and enhance the natural environment, encourage public transit, implement strategies to improve air quality and to support programs to reduce the causes of pollution;
- policies related to water resources regarding regulation of land uses have been strengthened. Provision has been made for wellhead protection areas and that Area Municipalities will carry out planning for the management of stormwater runoff within the municipality. This includes participating in watershed and sub-watershed studies and approving grading, drainage, stormwater management plans and promoting water quality education.

### **3. “Modernizing Service Delivery and Cost Allocation Methods in the Region of Peel”**

The City of Mississauga, in its submission to Justice George Adams, titled “Modernizing Service Delivery and Cost Allocation Methods in the Region of Peel” built on the concerns raised in previous reviews of Regional-Area Municipalities planning responsibilities, especially with respect to areas of duplication. The submission made recommendations to reduce duplication, as shown below in italics. The proposed matrix addresses this issue as follows:

- *Regional comments on... development applications should be limited to only areas of regional responsibility.* The proposed matrix clarifies that Regional comments will be confined to matters relevant to Regional interests.
- *The Region duplicates planning for roads and transit, including transportation modelling.* The revised matrix limits regional transportation planning to regional roads. Duplication in modelling is identified as an urgent issue to be resolved (see section 5 of this report regarding regional roads).
- *Certain policies in the Regional Official Plan (e.g. aircraft noise, housing, transit and heritage) duplicate area planning policies and should be deleted from the ROP.* Although a



review of the Regional Official Plan (ROP) was outside the scope of this exercise, there is no need for similar aircraft noise policies in both the Regional and Area Municipal Official Plans, especially when the Area Municipalities are responsible for their implementation through the development review process. Similarly, since transit (except for Trans-Help) and heritage are solely the responsibility of Area Municipalities, there is no need for the ROP to address these matters.

- *Environmental policies in the ROP (e.g. protection of natural areas) duplicate area municipal plans. Duplication also occurs by the Region with the role of conservation authorities (e.g. natural hazards and top-of-bank staking). As previously noted, the proposed matrix clarifies the individual roles of the Regional and Area Municipalities and conservation authorities. Natural hazards will be the responsibility of Area Municipalities.*
- *The Area Municipality function with respect to demographic and socio economic data is duplicated by the Region. The proposed matrix clarifies that each municipality maintains data bases in a form suitable for municipal responsibilities. Data are shared, and opportunities for further sharing and cost sharing in data acquisition will be explored (e.g. purchase of census data).*
- *Growth forecasting by the Region is duplication and has resulted in inconsistencies. The final Growth Plan states that the Region will allocate growth forecasts to Area Municipalities. However, the final Growth Plan will allow this responsibility to be assigned by the Region to Mississauga, provided that applicable allocations and targets are met at the regional level.*
- *Authority and responsibility under the Planning Act for Official Plans and amendments should be transferred to lower tier municipalities. This will require an amendment to the Planning Act, and is outside the scope of this matrix. In the absence of legislation allowing this to happen, the Province should be requested to amend the Planning Act to establish Mississauga as the approval authority for its Official Plan and*

amendments.

#### **4. Final Growth Plan for the Greater Golden Horseshoe**

The final Growth Plan which came into effect on June 16, 2006, has an impact on the future of planning responsibilities among the Region and area municipalities (see Appendix 7).

The final Growth Plan contains two major changes from the Proposed Growth Plan (November, 2005) which affects planning responsibilities.

##### Consultative Process with Ministry of Public Infrastructure Renewal

The Proposed Growth Plan stated in several areas of responsibility that “The Minister of Public Infrastructure Renewal, in consultation with individual upper- and single-tier municipalities ....” This was a major concern of Mississauga as lower-tier municipalities were not involved in the preparation of sub-area assessments and the resolution of other planning issues.

The final Growth Plan, in most instances, changed “individual upper- and single-tier municipalities” to “municipalities”. While “municipalities” is not defined in the final Plan, it is assumed to include all municipal bodies within the Greater Golden Horseshoe. In this regard, it appears that all municipalities will be working with the Minister of Public Infrastructure Renewal to prepare sub-area assessments and other planning matters. It appears, therefore, that some duplication may occur in the implementation of the Growth Plan. However, the final determination of the following responsibilities among the Region and Area Municipalities will be based on how the Ministry implements this part of the final Growth Plan:

- verification and finalization of the built boundary;
- assessment of the need for new designated greenfield areas;
- determination of the approximate size and location of the urban growth centres;
- development and implementation of Official Plan policies to achieve intensification and intensification targets;

- sub-area assessments at a regional scale -
  - a) regional economic analysis and provincially significant employment areas;
  - b) further work on the proposed transportation network;
  - c) implications of projected growth for water and wastewater servicing;
  - d) identification of natural systems;
  - e) identification of prime agricultural areas, including specialty crop areas;
  - f) identification of significant mineral aggregate resources.
- implementation of the Growth Plan.

#### Delegation of Planning Responsibilities

The other major change is Section 5.4.2.4, Policies for Implementation and Interpretation, Coordination, which states:

*“Where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will -*

- a) allocate the growth forecasts provided in Schedule 3 to the lower-tier municipalities;*
- b) identify intensification targets for lower-tier municipalities, to achieve the intensification target and density targets for urban growth centres where applicable;*
- c) identify density targets for the designated greenfield areas of the lower-tier municipalities, to achieve the density target for designated greenfield areas;*
- d) provide policy direction on matters that cross municipal boundaries.*

*Notwithstanding policy 5.4.2.2, if at the time this Plan comes into effect, a lower-tier municipality’s population is greater than 50 percent of the population of the upper-tier municipality, the upper-tier municipality may assign some or all of its responsibilities pursuant to the policies of this Plan to the applicable lower-tier municipality, provided that applicable allocations and targets are met at the regional or county level.”*

Since Mississauga contains approximately 58% of the Region's population, the final Growth Plan allows for the responsibilities described above to be delegated by the Region to the City of Mississauga. This is a matter to be determined by Regional Council.

## 5. Shared Responsibilities To Be Resolved

The matrix exercise identified the following areas of shared responsibilities and has attempted to define the roles of the Region and Area Municipalities. Complete resolution of these responsibilities will be tied to the implementation of the final Growth Plan, the review of the Regional Official Plan, and a need for amendments to the *Planning Act*.

Responsibility	Comment
Housing Strategy	The final Growth Plan requires the Region to undertake a housing strategy but indicates this may be delegated by the Region to Mississauga. Since this is an area which is clearly the responsibility of the Region, (e.g. social housing, human services delivery) the Region should be responsible for the housing strategy.
Aircraft Noise	Since Aircraft Noise is a land use control function, this is primarily the responsibility of Area Municipalities, which essentially have the lead role. The aircraft noise policies should be deleted from the ROP, as part of its review in 2007.
Regional Urban Boundary	As per the expansion of North-West Brampton, and Mayfield West, the Area Municipalities have undertaken the lead role in undertaking the comprehensive

	reviews to amend the Regional Official Plan Urban Boundary. The Region is only involved in so far as a boundary expansion may affect Regional services or Provincial Policy.
Transportation Modelling	The Corporate Report titled “Modernizing Roads Service Delivery and Cost Allocation Methods in the Region of Peel” dated June 2007, 2006 from the City Manager and Chief Administrative Officer identified that Mississauga operates a sophisticated transportation planning model, and that the Region duplicates this function for the roads under its jurisdiction. Further, eliminating any duplication and incompatibility in transportation modelling has been identified in the matrix as an urgent issue. This should be resolved by assigning this function to the City of Mississauga for all roads within Mississauga.
Transportation Demand Management	Although the final Growth Plan requires all municipalities to develop and implement transportation demand management (TDM) policies, Mississauga is a participant in the Smart Commute Program, which is a partnership with the Federal government, GTA municipalities and the private sector. TDM should solely be the responsibility of Area Municipalities.

Goods Movement	Goods movement is a shared responsibility. The proposed matrix identifies the individual roles of the Regional and Area Municipalities. Area Municipalities have the lead role in developing land use policies to support and protect goods movement needs. Further, since the City of Mississauga undertakes all planning for all roads in its jurisdiction, sole responsibility for goods movement, should rest with the City of Mississauga for all roads in the City.
Demographic and socio-economic data	Each municipality maintains data bases in a form suitable for the municipal responsibilities. Data are shared, and opportunities for further sharing and cost sharing in data acquisition will be explored.
Environmental Impact Assessments	Both the Region and Area Municipalities review environmental impact assessments. However, because the Region is involved only in those which may impact the Core Greenlands system, and since more detailed information is available at the Area Municipal level, the Area Municipalities should be solely responsible.
Official Plans	The approval, by the Region, of Area Municipality Official Plans duplicates the municipal approval function, but is required by the <i>Planning Act</i> .

	The Province should be requested to amend the <i>Planning Act</i> to establish the City of Mississauga as the approval authority for its Official Plan and amendments.
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**6. “Modernizing Roads Service Delivery and Cost Allocation Methods in the Region of Peel”**

As previously noted, in December 2004, Justice George Adams, tabled his findings related to governance in Peel. His findings included the recommendation that future reviews be undertaken regarding regional roads, land use planning and cost allocation.

On July 5, 2006, Mississauga City Council considered a staff report titled “Modernizing Roads Service Delivery and Cost Allocation Methods in the Region of Peel” and adopted the following resolution:

“Resolution 0158-2006  
Council July 5, 2006

Now therefore let it be resolved:

1. That the Cities of Mississauga and Brampton and the Town of Caledon each have jurisdiction and financial responsibility over all roads within their boundaries, excluding those under provincial jurisdiction and those rural arterial roads in Caledon deemed truly regional following a rationalization review.
2. That a copy of the report entitled “Modernizing Roads Service Delivery and Cost Allocation Methods in the Region of Peel” dated June 27, 2006 from the City Manager and Chief Administrative Officer be forwarded for implementation to the Region of Peel and for information to the City of Brampton, Town of Caledon, Mississauga MPP’s, and the Minister of Municipal Affairs.

3. That an appropriate transition plan be prepared by Region of Peel and area municipal staff by September 14, 2006 to effect the transfer of Regional roads to local municipalities, including the realignment of tax room, reserve funding and resources including staffing.
4. That Regional Council direct Regional staff to move expeditiously to determine which roads in the Town of Caledon are “regional” roads.”

On August 3, 2006 Regional Council approved the following motion:

“That Regional Council not support the recommendation contained in the City of Mississauga report titled "Modernizing Roads Service Delivery and Costs Allocation Methods in the Region of Peel" submitted to the August 3, 2006 Regional Council as Item PW-C2”.

Notwithstanding the above motion, duplication and additional processing time remain a concern of Mississauga in the review and approval of development applications along Regional roads. By way of example, the coordination of comments between the City and Region regarding access onto a Regional road adds time and duplication to the process. There needs to be one overall review body.

**FINANCIAL IMPACT:** There are no budget implications associated with this report.

**CONCLUSION:** In November 2001, Regional Council adopted a matrix defining the roles and responsibilities of the Region and Area Municipalities as the basis for the working relationship among the Region, Brampton, Caledon and Mississauga.

The matrix has been updated based on the working experience over the past five years and within the context of the new Provincial Policy Statement (PPS), the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe. The proposed revised matrix addresses duplication and many of the other previous concerns of Mississauga regarding planning within Peel. It is recognized that the matrix is the



best that can be achieved at this time and that further elimination of duplication will require amendments to the *Planning Act* and the Regional Official Plan, and discussion pertaining to the implementation of the Growth Plan for the Greater Golden Horseshoe. This report is being brought forward at this time because a report from the Regional Commissioner of Planning on the matrix is scheduled for the October 19, 2006 meeting of Regional General Committee.

The proposed matrix identifies areas of shared responsibility. The matrix will need to be updated as remaining areas of shared responsibility become resolved, and through the implementation of the Growth Plan for the Greater Golden Horseshoe.

**ATTACHMENTS:**

APPENDIX 1: Roles of Region, as defined in the Region's Official Plan and Area Municipalities - September, 2001

APPENDIX 2: Resolution of Peel Regional Council - November 25, 2004

APPENDIX 3: Resolution of Peel Regional Council - August 11, 2005

APPENDIX 4: Resolution of Peel Regional Council - December 1, 2005

APPENDIX 5: Region and Area Municipal Planning Responsibilities

APPENDIX 6: Region Official Plan - Five Principles of the Plan

APPENDIX 7: Comparison of Planning Responsibilities - Approved Growth Plan

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: John Calvert, Director Policy Planning Division*

ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
1	Green Lands System in Peel (OP Sec 2.3). Wetlands, woodlands, environmentally sensitive areas, areas of natural and scientific interest, habitats of VTE species, valley and stream corridors, shorelines, natural corridors and fish and wildlife habitats.	1	Define and separate into core areas, natural areas and corridors and potential natural areas and corridors.	1	Regional staff will comment on and support the existing policy that, no development should occur that will adversely affect core areas of the greenlands system.	1	Implement ROP and LOP policy for the identification and protection of NAC and PNAC greenlands systems.	1	Implementation of natural areas and corridors e.g. wetlands classes 4-7 difficult.
		2	Advise area municipalities of regional policy interest based on the official plan.	2	Comment on the presence of NAC and PNAC features.	2	Consult Conservation Authorities.	2	Niagara Escarpment Plan has no zoning and predates Provincial Wetland classification system.
				3	Identify and assess through the planning process unevaluated and potential wetlands for assessment.	3	Review EIS (see 25)		
				4	Rely on Conservation Authorities for detailed assessments.				
				5	Rely on Province (MNR) for refinements and application of policy re habitats for VTE species and earth science ANSI's.				
				6	Consult with Province (one window process) as needed.				

# ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

## MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
2	Natural hazards (OP Sec 2.4)	1	Support <sup>1</sup> area municipalities in protecting development from the regulatory or 100 year flood and the Lake Ontario Regulatory Shoreline.	1	Regional staff will comment on and support existing policy. Conservation Authorities will carry out detailed reviews.	1	Implement LOP Policy.		
		2	Rely on Conservation Authorities.			2	Consult Conservation Authorities.		
						3	Review geotechnical and other studies.		
3	Prime Agricultural Land (OP Sec 3.2)	1	Protect <sup>2</sup> prime agricultural land from development.	1	Identify and advise of Regional policy interest based on ROP.	1	Implement ROP and LOP policy.		
4	Mineral Aggregates (OP Sec 3.3)	1	Identify high potential mineral aggregate resources areas.	1	Regional staff will comment on and support existing policy.	1	Implement ROP and LOP policy.		
		2	Protect <sup>2</sup> them for possible use.			2	Caledon to seek approval of OPA 161.		
		3	Support <sup>1</sup> area municipalities in refining ROP policy.			3	Brampton to undertake a refinement of shale resource in conjunction with NW Brampton Studies.		

# ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

## MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
5	Water Resources (OP Sec 3.4)	1	Protect <sup>2</sup> the quality and quantity of water resources.	1	Regional staff will work in partnership to protect water resources in Peel through a variety of activities.	1	Identify and regulate land uses.		
				2	Commenting on development applications will be the responsibility of the Area Municipalities and the Conservation Authorities.	2	Require appropriate hydrogeological studies to be undertaken.		
				3	Assist in the SSMP process, along with Public Works, to promote appropriate village servicing and environmental protection.	3	Undertake sub watershed studies, storm water studies and approve grading plans and stormwater management.		
6	Recreation (OP Sec 3.5)	1	Support <sup>1</sup> passive recreational opportunities (e.g. trails).	1	No active role in commenting on development applications.	1	Responsible for planning and delivery of recreational services.		

1. Support is defined in the ROP as "to promote the interest or cause of or to assist or act with area municipalities, conservation authority or other agency, where a

2. Protect is defined in the ROP as "to manage land and water that ensures significant natural features and functions are retained".

# ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

## MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
7	Cultural Heritage (OP Sec 3.6)	1	Ensure there is adequate assessment, preservation and interpretation and/or rescue excavation of cultural heritage resources.	1	Regional staff will request archeological studies are carried out in areas where there is potential. MTCR is consulted.	1	Include policies in LOPs.	1	Caledon and Mississauga have trained staff.
				2	Built heritage is an area municipality responsibility.	2	Require assessments in areas of archeological potential.	2	Brampton is updating its inventory of built heritage.
						3	Set conditions and clear through MTCR.		
8	Population and Employment Forecasts (OP Sec 4.2)	1	Establish Regional population and employment forecasts to allocate totals to Area Municipalities.	1	Regional staff will from time to time develop overall population and employment forecasts for the Region and its municipalities.	1	Area municipal staff will from time to time develop sub area population and employment forecasts.	1	Opportunity to do this in the near future.
		2	Review and update jointly with Area Municipalities.	2	Regional staff will work closely with area municipal staff to develop agreed sub area distribution.				
9	2021 Regional Urban Boundary (OP Sec 5.2)	1	To maintain a firm urban boundary (5.2.1.2).	1	Regional staff will comment on and support existing policy.	1	Area municipal interest in phasing relates to timing of local services and overall coordination.		
		2	To phase urban development.	2	Regional interest in phasing relates to timing of regional services (see 14).				
10	The Urban System (OP Sec 5.3)	1	Variety of roles, expressed in a general way, of which the most important may be to achieve intensified urban form and mix of land uses.	1	Regional staff generally only comment when there are potential concerns about major changes in direction (e.g. land use or density).	1	Responsible for planning and implementation of ROP and LOP policies within urban area.	1	If Region has issues phone first.
								2	Need for better monitoring procedures.

ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
11	The Rural System (OP Sec. 5.4)	1	Variety of roles of which the most important may be to promote healthy rural communities that contain living, working and recreational opportunities and respect the natural environment and resources.	1	Regional staff generally only comment when there are potential concerns about major changes in direction.	1	Caledon to identify rural settlements and boundaries.		
		2	Direct growth to the 3 rural service centres and Palgrave Estate Residential Community.						
12	Housing (OP Sec 5.5)	1	Achieve a range and mix of housing types, densities, sizes and tenure to meet the need.	1	Regional staff rarely comment.	1	Include Policies in LOP to support redevelopment, cost effective development standards.	1	Need for monitoring.
		2	Maintain jointly with area municipalities 10-year designated land supply and 3-year draft approved or registered supply.			2	Maintain jointly with Region, 10-year designated land supply and 3-year draft approved or registered supply.	2	Mississauga new OP will propose dropping the Regional Role (2).
								3	Region (Housing and Planning) are investigating the need for a Housing Strategy document which may result in changed policies.

# ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

## MATRIX

Issues		Principal Regional Roles as defined in Official Plan	Position Taken and Techniques used by Regional Planning	Principal Area Municipal Roles	Comments
13	Transportation (OP Sec 5.6)	<p>1 Conveniently and efficiently move people and goods in Peel and GTA.</p> <p>2 Balance demand with supply .</p> <p>3 Encourage increased public transit modal share.</p> <p>4 Encourage greater accessibility by road and public transit to LB Pearson Int'l Airport.</p> <p>5 Provide data modeling research, forecasting capability.</p> <p>6 Coordinate transportation activities in Peel and GTA.</p> <p>7 Secure and protect the Regional Road system.</p>	<p>1 Regional staff will comment on all development applications that impact on the Regional Road system.</p> <p>2 Regional staff will undertake transportation planning work at the request of an area municipality.</p> <p>3 Coordinate transportation planning in the Region and GTA involving area municipalities, other Regions, the GTSB and MTO.</p> <p>4 Collection of data from Cordon Count, and TTS surveys.</p> <p>5 Calibration, validation and application of the Region's Travel Demand Forecasting Model.</p> <p>6 Undertake transportation studies to resolve issues of Regional significance.</p>		<p>1 Need to clarify roles and responsibilities between Region and Area Municipality's Planning and Public Works Departments.</p>
14	Regional Services (OP Sec 6.2)	<p>1 Ensure Peel residents have adequate efficient planned and cost effective Regional services. This includes Human Services, water and wastewater services, waste management.</p>	<p>1 Regional staff will comment on all development applications, which require and/or impact on regional services.</p>		
15	Soil Contamination/Site Reuse (OP Sec 5.1.3)	<p>1 Require proponents to ensure contaminated sites are cleaned up. Recognize area municipal policy and procedure for this.</p>	<p>1 The Region is responsible for any site clean up on sites it owns.</p>	<p>1 Require proponents of development to be responsible for site clean-up.</p>	<p>1 Region will be responsible for clean up on sites it owns.</p>

ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
16	Crime Protection through Planning Design (OP Sec 7.4)	1	Reduce the possibility of Crime through better designed communities.	1	Participate in CPTED Committees.	1	Work with Peel Police (Brampton and Mississauga) and OPP (Caledon).		
						2	Mississauga has its own local CPTED committee.		
17	Private Roads	1	Identify implications for provision of Regional Services.	1	Regional staff will comment if a regional service is affected.				
18	Conditions			1	Will coordinate and provide and clear Regional conditions on plans of subdivision and site plans to area municipalities within time limits.	1	Will impose Regional conditions.		
19	Provincial One Window Process			1	Will notify or circulate development applications, ROPAs and LOPAs to MMAH, if it is judged matters of Provincial interest are involved.			1	Will inform area municipalities of any meetings with the Province and invite attendance.
20	Noise			1	Require and review noise studies on Regional Roads. Provide conditions in accordance with Regional Road noise guidelines. Impose and clear conditions.	1	Require and review noise studies on Provincial and local roads, rail corridors and stationary noise objects. Impose and clear conditions.		
21	Airport Noise	1	Not permit new residential development and other sensitive land uses within LB Pearson Int'l Airport Operating Area.	1	Regional staff will comment on and support the existing policy.	1	Not permit new residential development and other sensitive land uses within LB Pearson Int'l Airport Operating Area.	1	Review of policy underway.
						2	Will require, review and approve noise studies.		



ROLES OF REGION, AS DEFINED IN THE REGIONS'S OFFICIAL PLAN AND AREA MUNICIPALITIES - SEPT. 2001

MATRIX

	Issues		Principal Regional Roles as defined in Official Plan		Position Taken and Techniques used by Regional Planning		Principal Area Municipal Roles		Comments
22	Demographic and Socio-economic data	1	Keep information on past trends and projections up to date (see #8 above) in support of Regional services (see #14 above).	1	Regional staff monitor and prepare reports to Council on a regular basis.			1	Opportunity for cooperation and data sharing.
23	Environmental Assessments			1	Identify and advise of Regional policy interest based on ROP.				
24	Local Official Plan Amendments			1	Determine conformity with ROP re exemption from approval process.	1	Local approval exempted from Regional approval unless ROPA required.		
				2	Identify and advise of Provincial and Regional policy interest based on ROP.				
				3	Consult with Province if a matter of provincial interest is involved.				
25	Environmental Impact Assessments	1	Direct area municipalities to require EIS.	1	No review function.	1	Require where needed.		

## Planning Department Responsibilities

### THE COUNCIL OF THE REGIONAL MUNICIPALITY OF PEEL SPECIAL MEETING November 25, 2004

**PURPOSE:** To consider matters relating to the 2005 Budget.

#### **3) Regional Planning**

Presentation by Nick Tunnacliffe, Commissioner of Planning

Received 2004-1198

The Chief Administrative Officer was requested to invite all Members of Regional Council and staff from the Planning Departments of the three area municipalities to a meeting of the Inter-Municipal Planning Subcommittee (IMPSC), to be held no later than February, 2005 for the purpose of reviewing the information prepared by staff at the City of Mississauga with respect to the functions of the Regional Planning Department and to clearly define the role of the Regional Planning Department to ensure there is no duplication.

The Regional Chair undertook to ensure that no replacement staff will be hired in the Planning Department until such time as the IMPSC review has taken place.

The Commissioner of Planning was requested to provide the information requested at the October 7, 2004 Service Level Review Ad hoc Committee meeting with respect to potential cuts to the Planning Department budget, to the meeting of IMPSC to take place in early 2005.

The Chief Administrative Officer was requested to work with the Regional Clerk to prepare a memo to Regional Councillors which clarifies the January, 2005 Council/Committee meeting schedule specifically with respect to General Committee and Regional Council dates and the times set aside for further budget deliberations and the scheduling of a date for the Inter-Municipal Planning Subcommittee meeting.

## Planning Department Responsibilities

Your attention is drawn to the following resolution which was adopted by Regional Council on August 11, 2005:

Moved by Councillor Palleschi,  
Seconded by Councillor McCallion;

That the review of the role and responsibilities of the Planning Department be deferred until such time as the area municipal Planning Departments have been consulted.

Carried 2005-937

The above resolution is provided for your information.

Thank you,

Barbara Benko  
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Corporate Services  
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## Planning Department Responsibilities

Your attention is drawn to the following resolution which was adopted by Regional Council on December 1, 2005:

Moved by Councillor Adams,  
Seconded by Councillor Carlson;

That staff be directed to:

- Report back to Regional Council on a proposed development application fee increase;
- Report back to Regional Council with a revised matrix showing realignment of responsibilities in the Planning Department, to be done in consultation with area municipalities staff;
- Provide Regional Council with details on the responsibilities of each staff position within the Planning Department;
- Provide a copy of the staff report on costs associated with shifting responsibility of Regional and municipal roads to Regional Council;
- Provide additional information related to homelessness and emergency shelters highlighting optional service levels and cost implications in comparison to the level of service currently being provided;
- Not reduce staffing levels in Ontario Works as a result of inadequate provincial funding;
- Provide, as part of the final Budget book, a single page fact sheet on additional staffing and identify their roles by departments, and a single page fact sheet on the effects of GTA pooling;
- Include 235,000 Transhelp trips, a fare increase of 0.25 cents per trip and the three staff identified in the Service Level Review in the draft 2006 Transhelp Budget;
- Report back on a plan to phase in preferred rates for Long Term Care beds;
- Not reduce the Adult Care Program in Long Term Care Centres in 2006;
- Not include in the draft 2006 Long Term Care Budget, any further reductions, beyond the 94 Beds, as set out in the Service Review;
- Includes the removal of all fees associated with the heart mobile in the draft 2006 Regional Budget.

Carried 2005-1379

The above resolution is provided for your information.

Regards,

*Barbara Benko*

Legislative Assistant

Corporate Services

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**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES - SUMMARY**

<b>REGION LEADS</b>	<b>AREA MUNICIPALITY LEADS</b>	<b>SHARED RESPONSIBILITY</b>	<b>GROWTH PLAN RESPONSIBILITIES FOR BOTH REGION AND AREA MUNICIPALITIES</b>	<b>GROWTH PLAN RESPONSIBILITIES ASSIGNED TO REGION (May Be Delegated to Mississauga)</b>
<ul style="list-style-type: none"> <li>• provide comments on development applications relevant to Regional interests;</li> <li>• allocation of population and employment totals to area municipalities;</li> <li>• prepare a Regional Housing Strategy;</li> <li>• protect prime agricultural areas;</li> <li>• identify and protect high potential mineral aggregate resource areas;</li> <li>• core greenlands system;</li> <li>• water and wastewater;</li> <li>• regional roads and transportation planning</li> </ul>	<ul style="list-style-type: none"> <li>• approval of all development applications;</li> <li>• population and employment forecasts within the allocation agreed to with the Region;</li> <li>• cultural heritage;</li> <li>• natural hazards;</li> <li>• natural heritage protection;</li> <li>• recreation;</li> <li>• soil contamination of municipal lands;</li> <li>• crime prevention through planning design (CPTED);</li> <li>• demographic and socio-economic data at an area municipality level;</li> </ul>	<ul style="list-style-type: none"> <li>• housing strategy;</li> <li>• aircraft noise;</li> <li>• regional urban boundary;</li> <li>• transportation modeling;</li> <li>• transportation demand management;</li> <li>• goods movement;</li> <li>• demographic and socio-economic data;</li> <li>• environmental impact assessments;</li> <li>• approval of official plans.</li> </ul>	<ul style="list-style-type: none"> <li>• verification and finalization of the built boundary;</li> <li>• assessment of the need for new designated greenfield areas;</li> <li>• determination of the approximate size and location of the urban growth centres;</li> <li>• development and implementation of Official Plan policies to achieve intensification and intensification targets;</li> <li>• sub-area assessments at a regional scale.</li> </ul>	<ul style="list-style-type: none"> <li>• housing strategy;</li> <li>• identify intensification targets;</li> <li>• identify density target for Urban Growth Centre;</li> <li>• identify density targets for the designated greenfield areas;</li> <li>• provide policy direction on matters that cross municipal boundaries.</li> </ul>

REGION LEADS	AREA MUNICIPALITY LEADS	SHARED RESPONSIBILITY	GROWTH PLAN RESPONSIBILITIES FOR BOTH REGION AND AREA MUNICIPALITIES	GROWTH PLAN RESPONSIBILITIES ASSIGNED TO REGION (May Be Delegated to Mississauga)
<ul style="list-style-type: none"> <li>• transportation for persons with disabilities;</li> <li>• regional human services;</li> <li>• approval of local official plans and amendments (if not exempt from approval); and</li> <li>• waste management.</li> </ul>	<ul style="list-style-type: none"> <li>• noise reports - Provincial and local roads;</li> <li>• private roads; and</li> <li>• economic development.</li> </ul>		<ul style="list-style-type: none"> <li>a) regional economic analysis and provincially significant employment areas;</li> <li>b) further work on the proposed transportation network;</li> <li>c) implications of projected growth for water and wastewater servicing;</li> <li>d) identification of natural systems;</li> <li>e) identification of prime agricultural areas, including specialty crop areas;</li> <li>f) identification of significant mineral aggregate resources.</li> <li>• implementation of the Growth Plan</li> </ul>	

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

ISSUE	PROVINCIAL POLICY STATEMENT	GREENBELT PLAN (GP) and PLACES TO GROW (PTG)	REGIONAL OFFICIAL PLAN	REGIONAL PLANNING ROLE	AREA MUNICIPAL PLANNING ROLE	COMMENTS
1. Population and Employment Forecasts (ROP 4.2)	<p>The upper-tier municipality in consultation with the lower-tier municipality shall:</p> <ul style="list-style-type: none"> <li>- Identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. (1.2.2)</li> </ul> <p>A coordinated, integrated and comprehensive approach should be used when dealing with planning matters, which cross lower, single and/or upper-tier municipal boundaries, including population, housing and employment projections, based</p>	<p>The Minister of Public Infrastructure Renewal will review - the forecasts contained in Schedule 3 at least every five years in consultation with municipalities and may revise the forecasts. (PTG 2.2.1.2 )</p>	<p>Review and update jointly, with area municipalities, the population and employment forecasts. (4.2.2.6)</p>	<p>Participate in consultation process with Ministry of Public Infrastructure Renewal in review of growth forecasts.</p> <p>Region and area municipalities will develop overall forecasts and distribution among the area municipalities.</p> <p>Participate in 5-year reviews of forecasts.</p>	<p>Participate in consultation process with Ministry of Public Infrastructure Renewal in review of growth forecasts.</p> <p>Area municipalities will continue to develop individual forecasts (e.g. planning districts) within the allocations agreed to with the Region.</p> <p>The area municipal forecasts will provide input into Regional and Area Municipal discussions on distribution of population and employment.</p>	<p>This responsibility, insofar as it applies to Mississauga, may be delegated by the Region to Mississauga provided that the Regional allocation is met. (PTG 5.4.2.4)</p> <p>Region and area municipalities continue to seek consultant advice as required.</p> <p>Continue the good working relationship between Region and area municipalities on this matter.</p>

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

ISSUE	PROVINCIAL POLICY STATEMENT	GREENBELT PLAN (GP) and PLACES TO GROW (PTG)	REGIONAL OFFICIAL PLAN	REGIONAL PLANNING ROLE	AREA MUNICIPAL PLANNING ROLE	COMMENTS
	<p>on regional market areas. (1.2.1)</p> <p>The allocation of population units by the upper-tier will be based on provincial plans, where they exist. (1.4.2)</p>					
2. Cultural Heritage (ROP 3.6)	Section 2.6, Cultural Heritage and Archaeology establishes the appropriate policies to conserve significant built heritage resources and significant cultural heritage landscapes but does not assign responsibility to any specific level of government.	Municipalities will develop and implement official plan policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible , as built up areas are intensified. (PTG 4.2.4 1(e))	<p>The Region encourages, supports heritage preservation, and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel.</p> <p>The Region will encourage the development and operation of heritage facilities under area municipal jurisdiction and support cooperative programming, when appropriate.</p> <p>Direct the area municipalities to include in their official plans</p>	Region to support area municipal policies and programs.	<p>Archaeological assessment, built heritage and protection of cultural landscapes are an area municipal responsibility.</p> <p>Policies are included in their official plans.</p>	Except for property owned by the Region of Peel e.g. Peel Heritage Complex, cultural heritage through the Planning Act and Ontario Heritage Act is the responsibility of the area municipalities.



**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

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			policies for the definition, identification and protection of cultural heritage resources in Peel.			
3. Housing (ROP 5.5, 1.4.1a)	1.4.1 To provide for an appropriate range of housing types and densities ...planning authorities shall:  a. accommodate residential growth for a minimum of 10 years and where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based	Upper- and single-tier municipalities will develop a housing strategy in consultation with lower-tier municipalities, the Minister of Municipal Affairs and Housing and other appropriate stakeholders. (PTG 3.2.6.6)	Maintain jointly, with the area municipalities, a supply of designated land for new residential development and redevelopment in accordance with projected requirements and available land resources. (5.5.2.1)  Encourage the area municipalities to establish policies in their official plans, which support residential redevelopment in appropriate areas. (5.5.2.2)	Prepare Regional Housing Strategy in collaboration with area municipalities.	To develop housing strategies in collaboration with the Region, which will establish housing policies and implement them through the development approval process.	This responsibility, insofar as it applies to Mississauga, may be delegated by the Region to Mississauga provided that the Regional housing targets are met. (PTG 5.4.2.4)  The Growth Plan gives the Region a new role in housing – in addition to the current responsibilities of Peel Living.  The requirements in the PPS and the Growth Plan regarding housing mix and

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

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	<p>on and reflect the allocation of population and units by the upper-tier municipality. (1.4.2 a)</p> <p>1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by:.....</p>					<p>density, affordability, etc, will need to be updated through additional studies at the local level. Mississauga is undertaking a Housing Needs Study. Region and area municipal staff are working together on specific projects e.g. housing needs for older adults.</p>
4. Aircraft Noise (ROP 5.6.6)	Airports shall be protected from incompatible land uses and development by....: (1.6.7.2)		Policies to prohibit new residential development and other sensitive land uses within the Airport Operating Area, subject to the “Exempt Area”. (5.6.6.2) Similar to PPS.	Support existing policy when commenting on development applications.	Not permit development, redevelopment and infill of residential and other sensitive land uses within the Lester B. Pearson International Airport (LBPIA) Operating Area,	Similar policies in Regional Official Plan (ROP) and area municipal official plans.

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

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					subject to certain exceptions.	
5. Natural Hazards (ROP 2.4)	Development shall generally be directed to areas outside of hazardous lands. (3.1.1)		<p>Support the policies and programs of the conservation authorities related to shoreline management. (2.4.2.2.1)</p> <p>Support Mississauga, in conjunction with the conservation authorities, in directing development and site alterations to areas outside the Lake Ontario Regulatory Shoreline. (2.4.2.2.2)</p> <p>Support Mississauga, in conjunction with the conservation authorities, in considering development and site alterations within the regulatory flood standard and/or regulatory erosion standard of the regulatory shorelines. (2.4.2.2.3)</p> <p>Support, as appropriate, the policies and programs of the conservation authorities related to ravine, valley and stream</p>	<p>Support existing policy. Rely on Conservation Authorities for technical advice.</p> <p>The Region does not hold up other comments waiting for the CAs and asks the CAs to deal with applications within prescribed time lines and to forward comments directly to the municipalities.</p>	<p>Implement local official plan policies.</p> <p>Consult with conservation authorities.</p>	<p>Region is to provide a supporting role. Area municipalities implement policies.</p>

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

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			<p>corridor management and protection. (2.4.3.2.1)</p> <p>Direct the area municipalities, in consultation with the conservation authorities, to include in their official plans policies that <i>support</i> non-structural risk management measures and generally prohibit <i>development</i> and <i>site alterations</i> within the one hundred year erosion limit. (2.4.3.2.2)</p> <p>Direct the area municipalities, in consultation with the conservation authorities, to only consider <i>development</i> and <i>site alterations</i> within the one hundred year erosion limit, consistent with provincial policy. (2.4.3.2.3)</p> <p>Direct the area municipalities, in consultation with the conservation authorities,</p>			

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			<p>to identify the lands subject to <i>flooding hazards</i>, in the appropriate planning documents, and in their official plans formulate objectives and policies for these lands. (2.4.4.2.1)</p> <p>Direct the area municipalities, in consultation with the conservation authorities, to continue to address <i>riverine flood</i> susceptibility through the application of the one zone approach to <i>Flood Plain</i> planning and limited exceptions to the one zone, where appropriate, through the two zone and <i>special policy area</i> concepts, as outlined in provincial policy. (2.4.4.2.2)</p> <p>Encourage the conservation authorities to coordinate their regulations and <i>Flood Plain</i> and fill line</p>			

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			identification regulations to ensure consistent application throughout <i>the region</i> . (2.4.4.2.3)			
6. Prime Agricultural Land (ROP 3.2)	<p>Prime Agricultural Areas shall be protected for long-term use for agriculture. (2.3.1)</p> <p>Planning authorities shall designate specialty crop areas. (2.3.2)</p> <p>Lot creation in prime agricultural areas is discouraged, subject to certain conditions. (2.3.4.1)</p>	<p>Through sub-area assessment, the Ministers of Public Infrastructure and other Ministers of the Crown -in consultation with municipalities and other stakeholders, will identify the prime agricultural areas, including the specialty crop areas, of the Greater Golden Horseshoe (GGH), and where appropriate, policies for their protection. (PTG 4.2.2.1)</p> <p>The Minister of Public Infrastructure will work with ...municipalities...to implement this Plan: Sub-area assessments at a regional scale (PTG 5.3.4 (e))</p>	<p>To protect the Prime Agricultural Area as a natural resource of major importance to the Region .... (3.2.1.1)</p> <p>Direct the area municipalities, in their official plans, to designate the Prime Agricultural Areas as shown on Schedule B. (3.2.2.7)</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment.</p> <p>Identify and advise of Regional policy interest based on Regional Official Plan (ROP) Provincial Policy Statement and Greenbelt Plan.</p> <p>Support the implementation of GTA Agricultural Action Plan. (Excluding any Actions conflicting with the ROP).</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment.</p> <p>Implement ROP and Local Official Plan (LOP) policy.</p>	

**REGION AND AREA MUNICIPAL PLANNING RESPONSIBILITIES**

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		<p>4.2.2 Prime Agricultural Areas</p> <p>2. For lands within the Greenbelt Area all policies regarding agricultural areas set out in provincial plans, applicable to lands within the Greenbelt Area, continue to apply.</p> <p>3. Municipalities are encouraged to maintain, improve and provide opportunities for farm-related infrastructure such as drainage and irrigation.</p> <p>4. Municipalities are encouraged to establish and work with agricultural advisory committees and consult with them on decision-making</p>				

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		related to agriculture and growth planning. (GP 4.2.2)				
7. Mineral Aggregates (ROP 3.3)	Mineral aggregate resources shall be protected for long-term use. (2.5.1)	<p>Through the sub-area assessment, the Ministers of Public Infrastructure Renewal and Natural Resources will work with municipalities, producers of mineral aggregate resources, and other stakeholders to identify significant mineral aggregate resources for the GGH and to develop a long term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for coordinated approaches to rehabilitation, where feasible. (PTG 4.2.3)</p> <p>The Minister of Public Infrastructure will work with ...municipalities...to implement this Plan: Sub-area assessments at a</p>	<p>To identify high potential mineral aggregate resource areas, to protect them for possible use and to establish policies that allow as much of the resource as is realistically possible to be made available. (3.3.1.1)</p> <p>Directs the area municipalities to include mineral aggregate resource policies in their official plans. (3.3.2.11)</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment.</p> <p>Provide practical support for existing policy.</p> <p>Participate on agency operations advisory committees.</p> <p>Participate in the review and assessment of Aggregate Resources Act license applications to ensure Regional interests are protected.</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment.</p> <p>Implement ROP policy by ensuring that such policy is reflected and refined in the LOP policy.</p> <p>Implement LOP policy through such activities as the evaluation of applications for new or expanded aggregate extraction and the evaluation of proposals for new land uses that might preclude or hinder potential</p>	



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		regional scale. (PTG 5.3.4 (f))			or existing aggregate extraction.	
8. Water Resources (ROP 3.4)	Planning authorities shall protect, improve or restore the quality and quantity of water in accordance with the policies in Sections 2.2.1 and 2.2.2.	<p>Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:</p> <ul style="list-style-type: none"> <li>- Water conservation including: <ul style="list-style-type: none"> <li>i) water demand management for the efficient use of water;</li> <li>ii) water recycling to maximize the reuse and recycling of water. (PTG 4.2.4)</li> </ul> </li> </ul> <p>Planning Authorities shall provide for a comprehensive, integrated and long term approach for the protection, improvement or restoration of the quality and quantity of water. (GP 3.2.3.1-)</p> <p>Municipalities shall.....protect vulnerable surface and</p>	Direct the area municipalities to establish policies and programs to protect, maintain and enhance water resources. (3.4.2.4)	<p>Responsible for planning the infrastructure required to provide drinking water and wastewater treatment servicing to the businesses and residents of the Regional Municipality.</p> <p>Responsible for identifying wellhead protection areas, surface water intake protection zones, highly vulnerable aquifers and groundwater recharge areas and protecting them from significant drinking water threats.</p> <p>Provide strategic support on an as requested basis to the area municipalities in their efforts to regulate land use in wellhead protection area.</p>	<p>Provide for the protection of wellhead protection areas through official plan policy and zoning bylaw, which will regulate land use in these areas.</p> <p>Carry out planning for the management of stormwater runoff within the municipality, to protect the quality and quantity of water resources, including:</p> <ul style="list-style-type: none"> <li>i) Leading or participating in watershed and subwatershed studies;</li> </ul>	

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		groundwater areas such as wellhead protection areas from development. (GP 3.2.3.4-)		<p>Maintain and enhance the quantity and quality of water resources by participating in planning initiatives such as studies and source water protection plans, and by promoting water quality education programs in collaboration with the Conservation Authorities and the area municipalities.</p> <p>Respond to Province on emerging water issues e.g. Clean Water Act.</p> <p>Work in collaboration with Conservation Authorities and area municipalities on Source Water Plans.</p> <p>Work in partnership to protect water resources in Peel through a variety of activities including subwatershed studies, secondary plan development, zoning</p>	<p>ii) Approve grading, drainage and stormwater management plans;</p> <p>iii) Promote water quality education and public outreach programs.</p> <p>Participate in the preparation and implementation of source water protection plans.</p>	

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				<p>by-law conformity, official plan policy development and Permit to Take Water applications.</p> <p>Comment on development applications jointly with the Conservation authorities. Region may become involved on application within the wellhead protection areas of Regional wells.</p> <p>Require appropriate hydrogeological studies at secondary plan level.</p>		
9. Recreation (ROP 3.5)	Healthy, active communities should be promoted by the policies outlined in Section 1.5.1.	Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly accessible parkland, open space and trails, including shoreline areas, within the GGH (PTG 4.2.1 (4))	To support recreational opportunities through Regional cooperation and partnerships .... (3.5.1.1)	<p>Support area municipal initiatives e.g. bicycle trails and Oak Ridges Moraine trails.</p> <p>Ensuring trail connections throughout the region by supporting multi-use, coordinated trails between local, regional and provincial/federal lands.</p>	Responsible for planning and delivery of recreational facilities and services.	

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		<p>Municipalities are encouraged to establish an urban open space system within built-up areas. (PTG 4.2.1 (5))</p> <p><i>See Sections 3.0, and 3.3.3, of the Greenbelt Plan.</i></p>				
10. Greenlands System in Peel (ROP 2.3)	Natural Heritage Protection Section 2.1	<p>Through sub-area assessment, the Ministers of Public Infrastructure Renewal and other Ministers of the Crown, in consultation municipalities and other stakeholders, will identify natural systems for the GGH, and where appropriate, develop additional policies for their protection. (PTG 4.2.1.1)</p> <p>The Minister of Public Infrastructure will work with ...municipalities...to implement this Plan: Sub-area assessments at a regional scale. (PTG 5.3.4 (d))</p>	Direct the area municipalities, in consultation with the conservation authorities, the Ministry of Natural Resources and the Niagara Escarpment Commission (NEC), to include objectives and policies in their official plans for the interpretation, protection and enhancement proper management and stewardship of the Core Areas of the Greenlands System. (2.3.2.3)	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment of the natural heritage system.</p> <p>Ensure development and site alterations, except for stated minor exceptions, does not adversely affect core areas of the greenlands system.</p> <p>Work jointly, with the area municipalities and Conservation Authorities to identify and assess through the planning process</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of the sub-area assessment of the natural heritage system.</p> <p>Implement ROP and LOP policy for the identification and protection of environmental policy areas.</p> <p>Comment on the presence of Natural Area and Corridors, and</p>	The Region and area municipalities rely on conservation authorities for technical advice. This is recognized in the plan review agreements between the conservation authorities and the Region and local municipalities.

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		<p>4.2.2 Prime Agricultural Lands</p> <p><i>See 3.2.5 External Connections</i></p> <p>.</p>		<p>unevaluated and potential wetlands for assessment.</p> <p>Obtain the advice of the Conservation Authorities in protecting the Greenlands System in Peel.</p> <p>Rely on Province (MNR) for refinements and application of policy re habitats for VTE species and earth science ANSI's.</p> <p>Be responsible for consolidating and maintaining databases.</p> <p>Ensure that any new mapping information that is produced by the Province or the Conservation Authorities is directed to the area municipalities so that they can carry out their role of detailing the location and extent of</p>	<p>Potential Natural Areas and Corridors feature.</p> <p>Jointly, with the Conservation Authorities to identify and assess through the planning process unevaluated and potential wetlands for assessment.</p> <p>Obtain the technical advice of the Conservation Authorities in making detailed assessments in the identification and protection of the Greenlands System in Peel and other Environmental policy areas, including sub-watershed plans.</p>	

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				<p>the Greenlands System in Peel and other environmental policy areas.</p> <p>Provide support, when requested, to the area municipalities in their efforts to identify and protect the Greenlands System in Peel and other environmental policy areas.</p>		
11. Regional Urban Boundary (ROP 5.2)	A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at a time of a comprehensive review and subject to the policies in Section 1.1.3.9.	<p>Minister of Public Infrastructure Renewal will work with other Ministers, municipalities and other stakeholders in the assessment of the need for new designated greenfield areas. (PTG 5.3.2)</p> <p>A settlement area boundary expansion may only occur as part of a municipal comprehensive review subject to the policies in 2.2.8.2. PTG</p>	To maintain a firm Regional Urban Boundary to provide long term certainty to the development industry, the agricultural industry and Peel residents. (5.2.1.2)	<p>Work with Minister of Public Infrastructure Renewal and other stakeholders in the assessment of the need for new designated greenfield areas. (PTG 5.3.2)</p> <p>Jointly carry out comprehensive reviews with area municipalities to assess the need for change in the urban boundary and if required make submissions to the Ministry of Public Infrastructure and Renewal.</p>	<p>Work with Minister of Public Infrastructure and other stakeholders in the assessment of the need for new designated greenfield areas. (PTG 5.3.2)</p> <p>Jointly carry out comprehensive reviews as required in collaboration with the Region.</p>	The official plan provides for an urban boundary to 2031 in Brampton and Mississauga and 2021 in Caledon. A ROP A is in process to bring the Caledon population and employment forecasts into the 2031 planning horizon.

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12. The Urban System (ROP 5.3)	<p>Healthy, liveable and safe communities are sustained through the policies in Section 1.1.1.</p> <p>Planning authorities shall identify and promote opportunities for intensification and redevelopment. (1.1.3.3)</p> <p>Planning authorities shall establish phasing policies to ensure that specified targets for intensification and redevelopment are achieved ... (1.1.3.6)</p> <p>The upper-tier municipality, in conjunction with the lower-tier municipality, shall identify targets for</p>	<p>Policies for managing growth in the urban area are in Sections PTG 2.2.2., 2.2.3, 2.2.4, 2.2.5, 2.2.6, and 2.2.7.</p> <p>The main thrust of the growth plan in the urban area is to:</p> <ul style="list-style-type: none"> <li>Require upper and single tier municipalities to use the projections in schedule 3 as the basis for planning 2.2.1.1;</li> <li>Direct a significant proportion of new growth to built up areas through intensification PTG 2.2.2(a);</li> <li>Building compact, transit supportive communities in greenfields PTG 2.2.2.(c);</li> <li>Planning and investing for a balance of jobs and housing PTG 2.2.2.(g);</li> </ul>	<p>Direct urban development and redevelopment to the urban system ... (5.3.2.2)</p> <p>Regional Official Plan needs to be updated to include section on Intensification in response to Provincial Policy Statement (PPS).</p>	<p>Collaborate with the area municipalities when amending the ROP to implement Places to Grow.</p> <p>Prepare a capital budget, capital forecast and Development Charges By-Law based on the ROP, the Regional water and wastewater master plan, the Regional Long Range Transportation Plan and area municipal official plans.</p> <p>Work with Minister of Public Infrastructure Renewal to verify and delineate built boundary.</p> <p>Monitor the achievement of the 40% intensification target.</p> <p>Develop official plan policy and strategies to phase in and achieve</p>	<p>Responsible for planning and implementation of ROP and LOP policies within the urban system.</p> <p>Work with Minister of Public Infrastructure—of Public Infrastructure Renewal to verify and delineate built boundary.</p> <p>Phase in urban development in relation to local services, municipal growth strategies, the PPS and Places to Grow.</p> <p>Collaborate with Regional and Provincial staff on monitoring intensification.</p>	<p>There is a challenge of maintaining a healthy forest cover in urban areas, which should be referenced under the urban system.</p> <p>Mississauga is currently preparing an Intensification Study and a nodes and corridors study. Mississauga is also undertaking an Office Strategy.</p> <p>This responsibility, in so far as it applies to Mississauga, may be delegated by the Region to Mississauga provided that the Regional target is met. (5.4.2.4)</p>

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	intensification and redevelopment, including minimum targets to be met before expansion of a settlement area. (1.2.2)	<ul style="list-style-type: none"> <li>Encouraging cities and towns to develop as communities PTG 2.2.2.(h);</li> <li>By 2015 a minimum of 40% of all residential development occurring annually shall be within the built up area. PTG 2.2.3.1;</li> <li>All municipalities will develop through their official plan policies and other supporting documents, a strategy to phase in and achieve intensification and the intensification target PTG 2.2.3.6;</li> <li>Minister of Public Infrastructure Renewal in consultation with municipalities will determine the approximate size and of urban growth centres PTG 2.2.4.2;</li> </ul>		<p>intensification and density targets.</p> <p>Work with the with Ministry of Public Infrastructure Renewal to determine approximate size and location of Urban Growth Centres. 5.3.4</p> <p>Designate major transit station areas and intensification corridors in official plan and planned to achieve increased densities. 2.2.5</p> <p>Develop and implement official plan policies for designated greenfield areas. 2.2.7.6</p> <p>Delineate the boundaries of the urban growth centres in official plans. 5.4.2.2</p>	<p>Collaborate with Regional staff to share population forecasts and to coordinate capital projects where appropriate.</p> <p>Develop official plan policy and strategies to phase in and achieve intensification and density targets.</p> <p>Work with the Minister of Public Infrastructure Renewal to determine approximate size and location of Urban Growth Centres. 5.3.4</p> <p>Designate major transit station areas and intensification corridors in</p>	<p>Brampton staff are engaged in existing urban design and transit focussed studies of Brampton's Central Area (i.e. Urban Growth Centre), but also recognize the need to undertake a comprehensive supply and demand based intensification review study in the near future.</p> <p>This responsibility, in so far as it applies to Mississauga, may be delegated by the Region to Mississauga 5.4.2.4</p> <p>This responsibility, in so far as it applies to Mississauga,</p>



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		<ul style="list-style-type: none"> <li>• Municipalities will delineate the boundaries of the urban growth centres in official plans PTG 2.2.4.3, 2.2.4.4;</li> <li>• Urban growth centres in Peel to be planned for density of 200 people and jobs per hectare</li> <li>• Major transit station areas and intensification corridors will be designated in official plans PTG 2.2.5.1-3;</li> <li>• Designated greenfield areas for each upper tier and single tier municipality to achieve density target of 50 people and jobs per hectare PTG 2.2.7.1;</li> <li>• Municipalities will develop and implement official plan policies for designated greenfield areas PTG 2.2.7.6;</li> </ul>			<p>official plan and plan to achieve increased density.</p> <p>Develop and implement official plan policies for designated greenfield areas. 2.2.7.6</p> <p>Delineate the boundaries of the urban growth centres in official plans. 5.4.2.2</p>	<p>may be delegated by the Region to Mississauga provided that the Regional target is met. (5.4.2.4)</p> <p>This responsibility, in so far as it applies to Mississauga, may be delegated by the Region to Mississauga. 4.2.4</p>

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		<ul style="list-style-type: none"> <li>The Minister of Public Infrastructure Renewal, in consultation with municipalities, will verify and delineate the built boundary. (PTG 2.2.3.5)</li> </ul> <p>Municipalities will develop and implement official plan policies and outline a strategy to phase-in, and to achieve the intensification target. (PTG 2.2.7.6)</p>				
13. Transportation (ROP 5.6)  a) Long Range Transportation Planning in Peel	Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities. (1.6.6.1)	<p>Public Transit will be first priority for transportation infrastructure planning and major transportation investments. (PTG 3.2.3.1-4)</p> <p>Municipalities will ensure that pedestrian and bicycle networks are integrated into transportation planning. (PTG 3.2.3.3)</p>	To integrate the transportation system in Peel with the transportation plans of the area municipalities, neighbouring municipalities and the Province.	<p>Develop and update Regional OP policies and schedules on transportation.</p> <p>Develop long-range transportation plans.</p> <p>Undertake transportation studies to define future Regional road needs and resolve issues of Regional significance; define and protect corridors.</p>	<p>Develop and update transportation policies and schedules for local official plans.</p> <p>Develop implementation plans and strategies for the transportation component of their respective official plans for their area</p>	The area municipalities may conduct long-range transportation planning studies and deal directly with such bodies as GO Transit regarding integration of transit services.

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				<p>Regional staff to comment on area municipal policy initiatives and all development applications that impact Regional roads.</p> <p>Work in cooperation with other transportation agencies and levels of government to develop coordinated transportation plans, <i>which integrate pedestrian and bicycle networks.</i></p>	<p>municipal roads, transit and other related matters, such as legislation and funding.</p> <p>Review and comment on development applications.</p> <p>Work in cooperation with other transportation agencies and levels of government to develop coordinated transportation plans, which integrate pedestrian and bicycle networks.</p> <p>Provide planning support for Development Charges and the Capital Budget Processes for</p>	

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					transportation infrastructure.	
13. Transportation  b) GTA Transportation Planning and Coordination		<p>Through sub-area assessment, the Ministers of Transportation and Public Infrastructure Renewal in consultation with municipalities and other stakeholders, will undertake further work to implement the transportation network and policies of this Plan. (PTG 3.2.2.4)</p> <p>Ministers of PIR and Transportation and Municipalities will ensure corridors are identified and protected to meet current and projected needs (PTG 3.2.2.3 (a))</p> <p>The Minister of Public Infrastructure will work with ...municipalities...to implement this Plan: Sub-area assessments at a regional scale. (PTG 5.3.4 (b))</p>		<p>Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment to implement transportation network and policies of Growth Plan. (3.2.2.4)</p> <p>Work with other levels of government and the anticipated GTTA to coordinate and influence their transportation initiatives to protect Regional interests.</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment to implement transportation network and policies of g Growth Plan. (3.2.2.4)</p> <p>Work with other levels of government and the anticipated GTTA to coordinate and influence their transportation initiatives to protect local interests.</p> <p>Review and comment on transportation plans of</p>	

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					neighbouring municipalities' senior levels of government and other transportation agencies.	
13 Transportation  c) Research data and modelling				<p>Conduct research into best transportation practices; act as a resource for area municipalities.</p> <p>Provide data, modelling and forecasting.</p> <p>TTS, Cordon Count and other data collection to meet Regional and area municipal needs.</p> <p>Transportation demand forecasting in support of policy/planning.</p> <p>Develop new transportation models and update existing models in collaboration with the area municipalities.</p>	<p>Undertake research and analysis to support 13 (a) and 13 (b), including the development and use of travel demand forecasting models.</p> <p>Collaborate with Regional staff to develop models that are complementary to the Regional model and provide consistent results in all municipalities.</p>	<p>The Region, Mississauga and Brampton have recently updated their models.</p> <p>Close collaboration is required among the Region and area municipalities to provide for consistent travel demand forecasting including projections across municipal boundaries.</p> <p>Identifying and eliminating any duplication and incompatibility in transportation</p>

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				Work collaboratively with area municipal modellers to develop a consistent and complementary approach to modelling, which avoids duplication and assist area municipalities with modeling issues on request.		modeling is an urgent issue. Regional and area municipal staff will work together to address this issue.
13. Transportation d) Transportation Demand Management		Municipalities will develop and implement transportation demand management policies in their official plan or other planning documents ... (PTG 3.2.2.5)		Develop and implement TDM policies in Official Plans in consultation with the area municipalities, to meet transportation, environmental, health and economic objectives e.g. Smart Commute and Peel employee Trip Reduction Program.	Develop and implement TDM policies in Official Plans.	The current Smart Commute Program is a partnership with the Federal Government, GTA municipalities and the private sector. Federal funding for the Program ends in March 2007.  There is a need to influence Federal and Provincial governments to provide funding on a permanent

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						basis and also include TDM in the DC By-laws.
13. Transportation e) Goods Movement		<p>Ministers of PIR and other ministers of the Crown will work with municipalities to coordinate and optimize goods movement systems. (PTG 3.2.4.2 (a))</p> <p>Municipalities will provide for the establishment of priority <i>routes</i> for goods movement. (PTG 3.2.4.4)</p> <p>Municipalities will plan for land uses in vicinity of transportation facilities such as inter-modal facilities, airports, etc. that are compatible with their primary goods movement function. (PTG 3.2.4.5)</p>		<p>Develop and implement goods movement plans, in collaboration with the area municipalities, to ensure safe and efficient movement of goods now and in the future.</p> <p>Develop partnerships with other levels of government and the private sector.</p> <p>Identify and implement early action initiatives in consultation with industry.</p> <p>Develop a strategic goods movement network for Peel in collaboration with the area municipalities.</p> <p>Data collection to support better planning and policy.</p>	<p>Participation in the development of goods movement initiatives in collaboration with the Region and other stakeholders.</p> <p>Develop land use policies to support and protect goods movement needs.</p> <p>Build-in and operationalize goods movement considerations in development approvals.</p> <p>Develop strategic goods movement network in collaboration with Region and other area municipalities.</p>	A strong partnership with senior levels of government and the private sector is key in developing appropriate policies and plans, and implementing them.

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13. Transportation  f) Transportation for Persons with Disabilities				Support the provision of improved transportation mobility to all residents, employees and visitors.  Develop and update policies.  Support Social Services/TransHelp in implementing the policies.	Implement guidelines for City facilities and open space areas.  Implement exterior criteria through site plan approval process.	
14. Soil Contamination/ Site Reuse (ROP 5.1.3)	Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects. (3.2.2)	Promotion of reuse and, recycling, of construction materials. (PTG 4.2.4.1 (d))	Require proponents of development to ensure that contaminated sites will be cleaned up as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effect, in accordance with provincial guidelines. (5.1.3.3)	The Region is responsible for any site clean up on its own lands.  The Region has to be satisfied that land it acquires e.g. for road widening, is clean.  The Region is also responsible for any gas or leachate issues associated with municipal landfill sites.  Consult with MOE to ensure appropriate level of clean-up standards	Area municipality is responsible for reviewing development applications and ensuring that they comply with Policies in Official Plan.  Area municipalities are responsible for site clean up on municipally owned lands.	The Region is undertaking a study on this issue.



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				<p>with respect to water resources.</p> <p>Take responsibility for the assembly/ consolidating and mapping of soil contamination information to assist all the Peel municipalities to flag areas of contamination concern.</p>		
15. Crime Prevention Through Planning Design (CPTED) (ROP 7.4)			<p>Direct area municipalities to include policies in their official plans .... (7.4.2.1)</p> <p>Encourage the area municipalities to achieve improved design and effective use of the built environment for crime reduction.</p>		CPTED policies are to be formulated and implemented by the area municipalities.	Terms of Reference of the Regional CPTED Committee are being changed to deal with gang related issues under the Health Department and Police.
16. Development Applications				Coordinate comments and develop Regional position and conditions on matters relevant to Regional interests.	Will consider Regional comments.	Prior to finalizing conditions for subdivision and site plan application where additional information or clarification is required, Regional staff should consult

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						with Municipal staff. It is suggested that an annual or semi-annual coordinating meeting be scheduled with Planning staff from both the Region and area municipalities to discuss items of interest to both regarding the development process.
17.Demographic and Socio-economic data			Prepare with the area municipalities, information and monitoring systems to evaluate the level of progress in meeting the goals, objectives and policies of the Plan. (7.9.2.1)	Maintain demographic and socio-economic data and trends at a Regional scale and produce reports, data bulletins and fact sheets in collaboration with area municipalities.  Maintain databases in a form appropriate for regional responsibilities and to share where appropriate.	Maintain databases in a form suitable for area municipal responsibilities and share data, where appropriate.  Monitor demographic and socio-economic data area municipal scale and produce reports, data	Explore opportunities for data sharing and/or cost sharing in the acquisition of statistical data from a variety of sources.

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					bulletins and fact sheets.	
18. Regional Human Services (ROP 6.2)		The Minister of Public Infrastructure Renewal will work with other Ministers of the Crown and other public sector partners to identify strategic infrastructure needs to support the implementation of this Plan ,which includes “community Infrastructure”. (PTG 3.2.6)	Ensure Peel residents have adequate and accessible Regional human services. (6.2.2.2)	Regional staff to comment on local official plan amendments, and secondary plans, in accordance with protocols determined in collaboration with the area municipalities to determine the impact on Regional human services.	Area municipalities to respond to Regional comments on Human Services when reviewing development applications.	<p>While the impact of growth on human services has generally been handled by the Region, the linkage between public health and urban form and the growing concerns with social issues requires local area municipalities to take a more active interest.</p> <p>This relationship between Human Services delivery and Planning approvals is a new area and needs to be explored further by Regional and area municipal staff.</p>

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						Mississauga has established a committee, which the Region is a member of, to ensure that public health considerations are integrated into the growth and development of Mississauga.
19. Noise			Plan for major facilities and sensitive land uses to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.	Require and review noise studies on Provincial and Regional roads. Provide conditions in accordance with Provincial and Regional road guidelines. Clear conditions.	Require and review noise studies on Provincial and local roads, rail corridors and stationary noise objects. Impose and clear conditions.	Opportunity for further discussion to see how the process can be integrated and improved.
20.Environmental Impact Assessments			Direct area municipalities to require EIS.	Review only when proposal impacts Core Greenlands.	Review by the area municipalities.	Conservation Authorities are the Region's and area municipalities' technical advisors.

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21. Local and Regional Official Plans and Amendments			<p>It is the policy of Regional Council to require that the area municipal official plans be amended to conform with this Plan. (ROP 7.3.3.2)</p> <p>Facilitate and streamline jointly with area municipalities the development approval process so that procedures are complementary, avoid duplication and provide for timely notification and response measures. (ROP 7.3.4.2.2)</p> <p>Delegate to area municipalities Subdivision and Condominium Approval Authority. (ROP 7.3.4.2.3)</p>	<p>Approval of local official plans.</p> <p>Coordinate review and approval of ROPAs. Determine conformity with ROP re exemption from approval process for LOPAs.</p> <p>If LOPA exempt from Regional approval, assume Peel commenting coordination role. If not exempt, make a decision on the LOPA.</p> <p>Determine application and study requirements. Process application pursuant to Planning Act requirements. Consult with stakeholders.</p> <p>Identify and advise of Provincial and Regional policy interest based on ROP.</p>	<p>Circulate all LOPAs to Region for advisement of conformity with ROP. Ensure public meeting notices reflect Regional exemption where provided.</p> <p>Where LOPA is exempt from Regional approval, ensure Regional requirements are reflected prior to approval.</p> <p>Incorporate Regional conditions into development approvals and implementing agreements.</p>	<p>Existing process is working well.</p> <p>When local official plan conforms to Regional OP, local municipality will implement the policy. The Regional role becomes one of monitoring.</p>

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				<p>Consult with Province if a matter of provincial interest is involved.</p> <p>Identify/provide Regional comments/conditions on development applications submitted to area municipalities within agreed upon time limits.</p> <p>Support mediation efforts to resolve concerns focusing on Regional interests.</p> <p>As appropriate, participate in OMB Hearings to promote and safeguard Regional Official Plan.</p>		
22. Sustainability		Through sub-area assessment the Province will focus on further work on implications of projected growth for water and waste water servicing. (PTG 5.3.4 (c))		<p>Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment <i>for water and waste water</i>.</p> <p>Ensure Peel residents have efficient regional services including</p>	Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment <i>for</i> water and wastewater.	The TAC is to investigate/discuss ways to work cooperatively on the various Community Sustainability Plans required by the Federal Gas Transfer, so that

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				<p>human services, water and wastewater and waste management.</p> <p>Take advantage of opportunities to seek funding for sustainability initiatives.</p> <p>Work through the Liveable Peel initiative to address sustainability issues in the areas of energy, environment, economy, culture, human services, etc.</p> <p>Develop a Community Sustainability Plan for Peel in collaboration with the area municipalities focusing on Regional responsibilities.</p>	Develop a Community Sustainability Plan for the Area Municipality in collaboration with the Region, focusing on area municipal responsibilities.	the respective sustainability plans and the processes to formulate them do not duplicate each other, but complement each other, and that Regional and area municipal areas of responsibility (for example, the area municipal responsibilities for transit and Regional responsibility for piped services) are appropriately recognized in the respective documents.
23. Private Roads				<p>Identify implications for provision of Regional Services.</p> <p>Regional staff will comment on development applications if a</p>	<p>Circulate development applications to Region.</p> <p>Identify implications for</p>	

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				regional service is affected.	provision of local services.	
24.Environmental Assessments by External Agencies				Identify and advise proponents of Regional Policy interest based on ROP, and comments from affected departments.	Identify and advise proponents of area municipal interest.  Identify and advise the Region of area municipal needs concerning Regional EAs.	
25. The Economy		<p>Provide an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth forecasts. (PTG 2.2.6.1)</p> <p>Major office and appropriate major institutional development should be located in urban growth centres, major transit stations areas, etc. (PTG 2.2.6.4)</p> <p>Conversion of employment lands to other uses only through a comprehensive review</p>		<p>Monitor and maintain databases in order to understand changes in Peel's economy.</p> <p>Encourage an adequate supply of employment lands within Peel.</p> <p>Encourage major office and appropriate major institutional development will be located in urban growth centres, major transit station areas or other areas with frequent transit service.</p>	<p>Promote and advocate for economic development.</p> <p>Maintain databases in a form suitable for area municipal responsibilities and share data, where appropriate.</p> <p>Contribute data to an inter-regional municipal study on employment lands.</p>	



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		<p>addressing specified criteria. (PTG 2.2.6.5)</p> <p>PIR in consultation with other Ministers of the Crown, municipalities and other stakeholders to undertake sub-area assessments to identify provincially significant employment areas. (PTG 2.2.6.8)</p> <p>The Minister of Public Infrastructure will work with ...municipalities...to implement this Plan: Sub-area assessments at a regional scale, focusing on regional economic analysis and provincially significant employment areas. (PTG 5.3.4 (b))</p>		<p>Participate in area municipal comprehensive reviews to convert employment lands to other uses.</p> <p>Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment on regional economic analysis.</p> <p>Jointly, investigate with the area municipalities the potential at highway interchanges for employment uses.</p> <p>Provide Regional infrastructure such as sewer, water, transportation (including goods movement).</p> <p>Transportation issues. See Transportation, issue 14.</p> <p>Investigate in collaboration with area municipalities and</p>	<p>Work with the Minister of Public Infrastructure Renewal in preparation of sub-area assessment on regional economic analysis.</p> <p>Undertake comprehensive reviews as the basis for consideration of applications proposing to convert employment lands to other uses.</p> <p>Investigate in collaboration with the Region and GTAA how to maximize the economic potential of</p>	

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				<p>GTAA how to maximize the economic potential of L.B. Pearson Airport.</p> <p>Promote the sustainability of the agri food sector by protecting agricultural resources and by implementing the GTA Agricultural Action Plan (excluding any Actions conflicting with the ROP).</p> <p>Support area municipal economic development initiatives.</p>	Lester B Pearson International Airport.	
26. Inter-Regional Issues and Projects				<p>Work with Greater Golden Horseshoe Regions and single tier municipalities and the area municipalities to advance planning projects affecting Peel and resolve issues.</p> <p>Advocate for direct involvement of area municipalities on inter-regional projects.</p>	Work with the Greater Golden Horseshoe municipalities and the Region to advance planning projects affecting Peel and resolve issues.	

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27. Monitoring		Municipalities will monitor and report on the implementation of the Growth Plan policies. (PTG 5.4.3.3)		<p>Monitor and report on the implementation of the Growth Plan policies.</p> <p>Monitor various aspects of the Regional official Plan as described in the ROP.</p> <p>Provide input into various monitoring initiatives such as CAO's benchmarking initiative, FCM monitoring initiatives, and internal service strategy business planning initiatives.</p> <p>Monitor trends on regional and inter-regional planning issues.</p> <p>Coordinate monitoring activities with area municipal Planning staff.</p> <p>Peel Data Centre will be used to disseminate monitoring results.</p>	<p>Monitor and report on the implementation of the Growth Plan policies.</p> <p>Provide input into regional monitoring initiatives.</p> <p>Undertake monitoring of area municipal issues as required.</p>	Region to identify differences between the area municipalities in Peel where data is available.

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28. Air Quality and Climate Change		Municipalities will develop and implement official plan policies and other strategies for air quality protection, including reduction in emissions from municipal and residential sources. (PTG 4.2.4 (c))		<p>Develop and implement official plan policies and other strategies for air quality protection, including reduction in emissions from municipal and residential sources. (4.2.4 (c))</p> <p>Preserve, protect and enhance Peel's natural environment.</p> <p>Implement strategies for education and outreach on environmental issues (e.g. climate change and air quality)</p> <p>Implement strategies to improve air quality as indicated in the Region's Strategic Plan</p> <p>Support energy efficiency, manage energy use, and create and implement conservation measures.</p>	<p>Develop and implement official plan policies and other strategies for air quality protection, including reduction in emissions from municipal and residential sources. (4.2.4 (c))</p> <p>Reduce emissions from own sources.</p> <p>Encourage public transit and other sustainable modes of transportation.</p> <p>Support the other levels of government in their effort to monitor air quality and to support and encourage</p>	Mississauga has already adopted an anti idling by-law.

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				<p>Work with area municipalities, neighbouring GTA and Hamilton municipalities, the Province, Federal government and stakeholder groups to minimize air pollution and improve air quality through planning initiatives.</p> <p>Work with, school boards, transit providers, non-profit organizations and other stakeholders, to educate the public through new initiatives, on the relationship of vehicles, energy consumption and air pollution/ climate change.</p> <p>Develop a clean air strategy to address and improve air quality of the Region.</p> <p>Encourage compact form and a structure of nodes and corridors in</p>	<p>initiatives and programs to prevent and reduce the causes and impacts of pollution.</p> <p>Require air quality reports re: aggregate operations.</p> <p>Promote public awareness on engine anti idling; assess the feasibility of adopting an anti idling by-law.</p>	

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				the urban area in collaboration with the area municipalities.  Encourage the use of alternative or renewable energy, through planning initiatives.		
29. Inter-municipal Issues				To examine planning issues in collaboration with area municipalities that cross municipal boundaries or which are a responsibility of the region on a broad regional scale.  To consider downstream impacts of proposals.  To assist in resolving inter-municipal issues through the TAC.	To provide information and work towards resolving the issue.	The Inter-Municipal Planning Sub-committee meets to resolve issues between the Region and the area municipalities.  It has not needed to meet since December 9, 2004.
30. Waste Management		Municipalities will develop and implement official plan policies and other strategies.  d) Integrated waste management, including:		Address waste management issues as part of the review of long-term policy.  Keep the Waste Management Strategy up to date and	Provide comment on Regional Waste Management initiatives.	

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		i) enhanced waste reduction, composting, and recycling initiatives and new opportunities for source reduction, reuse and diversion where appropriate;  ii) A comprehensive plan with approaches to waste management;  iii) promotion of reuse, and recycling of construction materials;  iv) integrated approaches including recycling, reuse, waste diversion, and the disposal of waste that cannot be recycled,		incorporate policies in the official plan.  Review of residential site plans and plans of condominiums, to ensure satisfaction of regional requirements re: waste collection.		

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		composted or otherwise diverted from disposal. (PTG 4.2.4 (d))				

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## **REGIONAL OFFICIAL PLAN**

### **FIVE PRINCIPLES OF THE PLAN**

- a. The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for Peel and incorporating the strategic objectives of the area municipalities;
- b. The Plan should aim to disentangle area municipal, regional and provincial activities in planning, eliminate duplication and not complicate area municipal planning efforts. To accomplish this, the Plan must remain focused on the responsibilities mandated in the *Regional Municipality of Peel Act*;
- c. The Plan must add value to the planning and development process in Peel. The Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role;
- d. The Plan should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities; and
- e. The Plan must be prepared with a view to having the province delegate authority to the Regional, area municipal and/or conservation authority level.

**COMPARISON OF PLANNING RESPONSIBILITIES - APPROVED GROWTH PLAN**

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Growth Forecasts</b>	-----	Review and revise growth forecasts at least every 5 years (2.2.1.2)	Participate in consultation process with Ministry of Public Infrastructure Renewal in review of growth forecasts	Allocate growth forecasts to lower-tier municipalities (5.4.2)	This responsibility may be delegated by the Region to Mississauga provided that the Regional allocation is met (5.4.2)
<b>Intensification</b>	-----	Verify and delineate built boundary (2.2.3.5)	Participate in consultation process with Ministry of Public Infrastructure Renewal to verify and delineate built boundary  Develop and implement Official Plan policies to achieve intensification and intensification target (2.2.3.6)	Identify intensification targets for lower-tier municipalities, to achieve the intensification target and density target for urban growth centres (5.4.2)	These responsibilities may be delegated by the Region to Mississauga provided that the Regional allocation or targets are met (5.4.2)

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Urban Growth Centres (UGC)</b>	-----	Determine approximate size and location of urban growth centre (2.2.4.2)	<p>Participate in consultation process with Ministry of Public Infrastructure Renewal to determine approximate size and location of Urban Growth Centres</p> <p>Delineate boundaries of urban growth centres in Official Plans (2.2.4.3)</p>		
<b>Employment Lands</b>	-----	Through sub-area assessments, identify provincially significant employment areas, including prime industrial lands (2.2.6.8)	Participate in consultation process with Ministry of Public Infrastructure Renewal to identify provincially significant employment areas, including prime industrial lands		-----

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Designated Greenfield Areas</b>	-----	-----	Develop and implement Official Plan policies for designated greenfield areas to achieve intensification and density targets (2.2.3.6)	Identify density targets for designated greenfield areas of the lower-tier municipalities (5.4.2)	These responsibilities may be delegated by the Region to Mississauga provided that the Regional allocation or targets are met (5.4.2)
<b>Settlement Area Boundary Expansions</b>	-----	Assessment of need for new designated greenfield areas (5.3.2)	Initiate review of possible boundary area expansions (2.2.8.2)		
<b>Infrastructure Planning</b>	Identify strategic infrastructure needs through multi-year infrastructure planning, and sub-areas assessments of transportation and transit, and water and wastewater systems (3.2.1.1)	-----	-----		-----

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Transportation Planning</b>	-----	Through sub-area assessment, undertake further work to implement transportation network and policies (3.2.2.4)	<p>Participate in consultation process with Ministry of Public Infrastructure Renewal to implement transportation network and policies</p> <p>Develop and implement transportation demand strategies (3.2.2.5)</p>		-----
<b>Water and Wastewater Systems</b>	-----	Through sub-area assessment, undertake an analysis of implications of forecasted growth for water and wastewater servicing (3.2.5.6)	Participate in consultation process with Ministry of Public Infrastructure Renewal in analysis of water and waste water		-----

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Community Infrastructure</b>	-----	-----		Develop a Housing Strategy (3.2.6.6)	This responsibility may be delegated by the Region to Mississauga provided that the Regional targets are met (5.4.2)  Establish and implement Affordable Housing Targets (3.2.6.5)
<b>Natural System</b>	-----	Through sub-area assessment, identify a natural system and policies (4.2.1.1)	Participate in consultation process with Ministry of Public Infrastructure Renewal to identify natural system and policies		-----
<b>Prime Agricultural Areas</b>	-----	Through sub-area assessment, identify prime agricultural areas and policies for protection (4.2.2.1)	Participate in consultation process with Ministry of Public Infrastructure Renewal to identify prime agricultural areas		-----

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Mineral Aggregate Resources</b>		Develop a long-term strategy for use, conservation, availability and management of mineral aggregate services (4.2.3.1)	Participate in consultation process with Ministry of Public Infrastructure Renewal to develop a long-term strategy for mineral aggregate resources		-----
<b>Culture of Conservation</b>	-----	-----	Develop and implement Official Plan policies for water and energy conservation, air quality protection, waste management, and heritage conservation (4.2.4.1)		

<b>Responsibility</b>	<b>Ministry of Public Infrastructure Renewal</b>	<b>Ministry of Public Infrastructure Renewal in Consultation with Municipalities</b>	<b>All Municipalities</b>	<b>Upper-tier Municipality in consultation with Lower-tier municipality</b>	<b>Local Municipalities</b>
<b>Implementation Analysis</b>	-----	Undertake sub-area assessments of: <ul style="list-style-type: none"> <li>• regional economic assessment</li> <li>• transportation network</li> <li>• water/wastewater capacity and requirements</li> <li>• natural system</li> <li>• prime agricultural and rural areas</li> <li>• significant mineral aggregate resources (5.1.2)</li> </ul>	Participate in consultation processes with Ministry of Public Infrastructure Renewal		-----
<b>Monitoring/Performance Measures</b>	<ul style="list-style-type: none"> <li>• develop indicators to measure implementation of growth plan (5.4.3.1)</li> <li>• monitor implementation of plan (5.4.3)</li> </ul>	-----	-----		-----