



Report
Staff Report
 The Corporation of the City of Brampton
 3/17/2025

Date: 2025-02-19

Subject: **Recommendation Report – City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4**

Secondary Title: **Heritage Heights Secondary Plan - Special Policy Area 1**

Contact: Vikram Hardatt, Advisor, Special Projects, Integrated City Planning
 Shannon Brooks, Manager, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-180

RECOMMENDATIONS:

1. That the report from Vikram Hardatt, Advisor, Special Projects, Integrated City Planning to the Planning and Development Committee Meeting of March 17, 2025, re: **Recommendation Report – City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4**, be received; and,
2. That the amendment to the Region of Peel Official Plan be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, for the reasons set out in this report; and,
3. That the amendment to Schedule E-4 of the Region of Peel Official Plan, attached as Attachment 5 to this report, be adopted.

OVERVIEW:

- **This report is in regard to the subject lands located at the southeast corner of Winston Churchill Boulevard and Mayfield Road identified as SPA-1 in Schedule 52-6 of the Revised Heritage Heights Secondary Plan (Attachment 1), which are currently designated as Employment Area in the Region of Peel Official Plan Schedule E-4.**
- **This report presents for approval an amendment to Schedule E-4 of the Region of Peel Official Plan – a now in-effect Official Plan of the City of Brampton to implement – removing the Employment Area designation from the subject lands to allow a mix of uses. The Heritage Heights Secondary Plan will identify permitted uses and implementing policies applicable to the subject lands .**

- **Notice of the public meeting was posted and the draft Official Plan amendment was presented at a public meeting held on January 13, 2025.**
- **The Heritage Heights Secondary Plan was adopted by Council in 2022. In July 2024, the Ontario Land Tribunal approved a settlement with the appellants of the Heritage Heights Secondary Plan with two “Deferred Areas” shown on Schedule 52-6 of the Heritage Heights Secondary Plan. This report focuses on one of the Deferred Areas, identified as Special Policy Area 1 (SPA-1) on Schedule 52-6.**
- **A comprehensive review and update of employment area mapping for Schedule E-4 of the Region of Peel Official Plan, Schedule 1A and Schedule 2 of Brampton Plan, and Schedule 52-6 of Heritage Heights Secondary Plan will be presented to Council at a later date**
- **There are no financial impacts resulting from the adoption of the recommendations in this report.**

BACKGROUND:

On April 6, 2022, City Council adopted the Heritage Heights Secondary Plan (“Adopted HHSP”). The Adopted HHSP was appealed to the Ontario Land Tribunal (OLT) based on a wide range of Secondary Plan policy and site-specific changes. Schedule 52-7 – Land Use Structure (Attachment 2) of the Adopted HHSP displays the previous land use structure of the HHSP. Following an extensive negotiation and private mediation process, the City of Brampton and Heritage Heights Secondary Plan appellants resolved all general and site-specific concerns with the policies and schedules of a revised plan (“Revised HHSP”), except for two geographic areas. In a decision dated August 21, 2024, the OLT approved the Revised HHSP with the exception of the two areas noted as “Deferred Areas” on Schedule 52-6 – Land Use Structure.

This report is focused on Special Policy Area 1 (SPA-1) on Schedule 52-6 of the Revised HHSP, which is one of the Deferred Areas. The subject lands are approximately 13 hectares in size and located on the north-western quadrant of the Secondary Plan Area, at the south-eastern corner of Winston Churchill Boulevard and Mayfield Road.

Region of Peel Official Plan Designation

The Region of Peel Official Plan (RPOP) designates employment areas and identifies policy criteria for local municipalities to implement regarding employment area planning, set out in section 5.8 of the RPOP and Schedule E-4 (Attachment 3). As of July 1, 2024, the City assumed responsibility for implementing and administering the RPOP until such time as it is revoked and/or amended by the City. Removal of the subject lands from the employment area would require an amendment to Schedule E-4 of the RPOP.

Provincial Planning Statement, 2024

The new Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20th, 2024. Under the PPS 2024, removal of employment areas must be justified according to the criteria outlined in policy 2.8.2.5.

The purpose of this staff report is to present the proposed amendment that will remove the subject lands from the current Employment Area designation on Schedule E-4 of the RPOP, to reflect the new employment area planning direction identified in the Revised HHSP.

CURRENT SITUATION:

The Revised HHSP, excluding the deferred areas, contains approximately 113 hectares of employment land, primarily adjacent to Mayfield Road and Highway 413. The employment area in the Revised HHSP has been reconfigured to reconcile the Province's plans for Highway 413 and establish land uses compatible with a goods movement corridor, aligning with the provisions established in the PPS 2024. In the Revised HHSP, the subject lands remain under appeal and are shown as Special Policy Area 1 in Schedule 52-6 of the Revised HHSP.

Planning Act, R.S.O, 1990

The *Planning Act* sets out land use planning matters of Provincial interest that must be considered when making land use planning decisions. The amendment has been reviewed for consistency with matters of Provincial interest as identified in the *Planning Act, R.S.O 1990* in terms of:

- the orderly development of safe and healthy communities (Section 2.(h)); and
- the adequate provision of employment opportunities (Section 2.(k)).

The proposed Region of Peel Official Plan Amendment reconciles employment area planning in the Revised HHSP with the Province's plans for a 400-series highway through the Secondary Plan area and identified land uses compatible with a goods movement corridor, while meeting *Planning Act* requirements of providing sufficient employment opportunities in the HHSP area and ensuring safe and healthy communities through a greater mix of uses.

Provincial Planning Statement (2024)

Policy 2.8.2.5 of the PPS 2024 identifies that planning authorities may remove lands from employment areas once four criteria have been demonstrated. This includes:

1. An identified need for the removal and the land is not required for employment area use over time;
2. The proposed use does not impact the viability of the remaining employment area by avoiding, minimizing or mitigating potential impacts to existing or planned

- employment area uses per policy 3.5 and maintains access to major goods movement facilities;
3. There are available existing or planned infrastructure and public service facilities for the proposed uses; and
 4. There are sufficient employment lands to accommodate employment growth to the approved official plan horizon year of the municipality.

The criteria and justification for the removal are in Table 1 below.

Table 1 – PPS Policy 2.8.2.5 Criteria

PPS 2024 – Policy 2.8.2.5 Criteria	City Rationale
<p><i>a) there is an identified need for the removal and the land is not required for employment area uses over the long term;</i></p>	<p>The overall vision for Heritage Heights fosters a competitive environment for employment and economic development, providing a full range of employment opportunities that will make it a sustainable, complete, urban, and resilient community. In keeping with this vision, the employment area in the Revised HHSP has been reconfigured to be located adjacent to Highway 413, and these modifications have resulted in a net gain in the amount of employment lands for the Revised HHSP compared to the Adopted HHSP.</p> <p>With the reconfiguration of employment along Highway 413, there is an opportunity to utilize this space as a gateway into the HHSP area from adjacent municipalities, providing a mix of employment, institutional, residential and commercial uses. The balance of lands designated as “Employment” in Schedule 52-6 of the Revised HHSP and Schedule E-4 of the Region of Peel Official Plan will remain protected for employment uses to deliver economic investment and employment options in Heritage Heights.</p>
<p><i>b) the proposed uses would not negatively impact the overall viability of the employment area by:</i></p> <ol style="list-style-type: none"> 1. <i>avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses</i> 	<p>The proposed use will not negatively impact the viability of the overall employment area. The adjacent lands to the east of the subject lands are designated employment lands in Schedule E-4 of the RPOP. Relevant studies will be prepared by applicants, as requested by the City, during the development application process to minimize and mitigate any potential impacts to the planned employment areas adjacent to the subject lands and ensure a compatible interface between the subject lands and adjacent employment area. Staff will also ensure that access to major goods movement facilities and corridors will be maintained during the development application process due to the proximity of these lands to the proposed Highway 413.</p>

<p><i>in accordance with policy 3.5;</i></p> <p><i>2. maintaining access to major goods movement facilities and corridors;</i></p>	
<p><i>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</i></p>	<p>Updates to the Heritage Heights implementation studies such as the Heritage Heights Infrastructure Servicing Study and Heritage Heights Transportation Master Plan are in progress to reflect the Revised HHSP. The implementation studies ensure that the existing and planned infrastructure can accommodate the overall vision for the subject lands and the appropriate infrastructure required to service the subject lands will be available, subject to approval of this amendment. Relevant studies will be prepared by applicants, as requested by the City, during the development application process. Public service facilities are identified on Schedule 52-6 of the Revised HHSP and are available to accommodate the uses of the subject lands.</p>
<p><i>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</i></p>	<p>The need to designate lands to accommodate projected employment growth across the City to 2051 was addressed comprehensively during the development of the RPOP and Brampton Plan, 2023, which reflects the Adopted HHSP employment land use structure. The Adopted HHSP contained approximately 83 hectares of employment lands to accommodate approximately 47,000 jobs. The Revised HHSP, excluding the deferred areas, contains approximately 113 hectares of employment lands to accommodate 54,000 jobs, providing a net gain of about 30 hectares of employment land and 7,000 new jobs for Brampton.</p> <p>The Revised HHSP has increased the supply of employment lands in Brampton, meeting the intent of the employment planning direction established in the RPOP and Brampton Plan, 2023. Once the land uses in both deferred areas are confirmed, the projected employment growth is expected to increase due to the net growth in overall employment lands available in the Revised HHSP.</p> <p>For the subject lands, additional jobs are planned to be delivered through higher density forms of development</p>

	<p>and a mix of uses, supporting the overall projected employment growth for HHSP. The final land use designations for both deferred areas will be provided to Council at a later date upon completion of the OLT proceedings, which will outline the final amount of employment lands (ha) available as part of the Revised HHSP. Lands designated as “Employment” in Schedule 52-6 of the Revised HHSP will remain protected for employment uses to deliver employment options in the HHSP area and accommodate projected employment growth in Brampton to 2051.</p>
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Region of Peel Official Plan, 2022

The direction of the RPOP is to protect employment areas to ensure there are sufficient jobs to meet approved employment forecasts to 2051, delivering local employment growth to support the creation of complete communities. Schedule E-4 of the RPOP, approved by the Province in April 2022, implemented the direction of the employment areas from the Adopted HHSP. The subject lands were designated as Employment to correspond with the adopted Secondary Plan direction. The Revised HHSP has reconciled the Province’s plans for a 400-series highway through the Secondary Plan area and identified land uses compatible with a goods movement corridor. A comprehensive, City-wide update to reconcile the changes to employment areas through the Revised HHSP to Schedule E-4 of the RPOP will be presented to Council at a later date.

Brampton Plan, 2023 (partially under appeal)

The direction in Brampton Plan is to protect employment lands to ensure there are sufficient employment opportunities in the City of Brampton to 2051. Brampton Plan’s land use designation schedule, Schedule 2 of Brampton Plan reflects the employment designations from the Adopted HHSP, consistent with the employment designations in Schedule E-4 of the RPOP. As Brampton Plan remains partially under appeal, Schedule 1A and Schedule 2 of Brampton Plan, 2023 will be updated at a later date to reflect the proposed removal of the employment designation for the subject lands, if approved. A future update of Brampton Plan schedules will also include the final land uses for the two deferred areas and reconfiguration of the employment area in the Revised HHSP based around the goods movement corridor, displayed in Schedule 52-6 of the Revised HHSP.

Heritage Heights Secondary Plan

The overall vision of the HHSP is to accommodate people through various housing forms, types, and tenures, and jobs through a full range of employment uses including employment, mixed-use, and institutional. The employment lands in the Revised HHSP

have been reconfigured to reconcile the Province's plans for Highway 413 and establish land uses compatible to a goods movement corridor.

Due to the net gain of employment lands in the Revised HHSP, there is an opportunity for the subject lands to be developed as a gateway to the HHSP area from neighbouring municipalities (Town of Caledon and Halton Hills), allowing this area to shift to a mixed-use area while protecting employment lands adjacent to Highway 413. The details of the mix of uses and applicable policies for the subject lands will be addressed in the Heritage Heights Secondary Plan.

Public Consultation

A Statutory Public Meeting for this application was held on January 13, 2025. No members of the public made delegations at the meeting and no pieces of written correspondence were received. Details of the Statutory Public Meeting are included in Attachment 4 of this report.

CORPORATE IMPLICATIONS:

Financial Implications

There are no financial impacts resulting from the adoption of the recommendations in this report.

Other Implications

There are no other corporate implications associated with this report.

STRATEGIC FOCUS AREA:

This report and associated recommendations support the Strategic Focus Area "Growing Urban Centres & Neighbourhoods" by creating strong and connected communities and "Health & Well-being" by focusing on citizens' belonging, health, wellness, and safety.

CONCLUSION:

This report presents for approval a City-initiated Amendment to Schedule E-4 of the RPOP (Attachment 5) that will remove the Employment Area designation for the subject lands. The Region of Peel Official Plan Amendment meets the criteria outlined in the Provincial Planning Statement, 2024 for removal of lands from employment areas. Staff are satisfied that the proposed removal of the subject lands from Schedule E-4 of the RPOP represents good planning based on the justification outlined in this report.

A comprehensive update outlining any further proposed changes to employment areas to the relevant schedules, including Schedule E-4 of the RPOP, Brampton Plan and the Revised HHSP, will be presented to Council at a later date.

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Attachments:

- Attachment 1 – Revised Heritage Heights Secondary Plan Schedule 52-6 (July 2024)
- Attachment 2 – Adopted Heritage Heights Secondary Plan Schedule 52-7 (April 2022)
- Attachment 3 – Region of Peel Official Plan Schedule E-4
- Attachment 4 – Minutes of January 13th, 2025, PDC Meeting
- Attachment 5 – Official Plan Amendment