

Appendix C: Planning Analysis

Matters of Provincial Interest

Planning Act

The proposed secondary plan has regard for Provincial Interest as set out in Section 2 of the *Planning Act*. The Official Plan Amendment is consistent with the following policies:

- the protection of ecological systems, including natural areas, features and functions, Section 2(a);
- the orderly development of safe and healthy communities, Section 2(h);
- the adequate provision of employment opportunities, Section 2(k);
- the protection of public health and safety, Section 2(o), and,
- the appropriate location of growth and development, Section 2(p).

Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS aims to guide appropriate development while ensuring that resources, safety, public health and the natural environment are protected. Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under the PPS.

Section 1.0 *Building Strong Healthy Communities*, of the PPS outlines policies associated with future development, encourages a variety of land use patterns within communities, and promotes initiatives that make efficient use of infrastructure.

The proposed Official Plan Amendment to implement a new secondary plan is consistent with Sections 1.1 and 1.3 of the Provincial Policy Statement in terms of:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, Section 1.1.1(a);
- accommodating an appropriate mix and range of employment, institutional, recreation, parks and open space, and other uses to meet long-term needs, Section 1.1.1(b);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns, Section 1.1.1(c);

- providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, Section 1.3.1a);
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses Section 1.3.1b);
- protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs, Section 1.3.2.1.

The Secondary Plan Review promotes the efficient use of land uses, and promotes an appropriate mix of employment uses, as it updates and clarifies definitions of existing employment land use designations, and consolidates policies that guide land use planning in a significant employment area of the City.

The proposed land use designations and policies also promote the protection of existing natural heritage areas. The amendment is also consistent with the following policies of the PPS:

- Natural features and areas shall be protected for the long term, Section 2.1.1;
- The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water feature, Section 2.1.2;
- Development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions, Section 2.1.8.
- Development shall generally be directed outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards, Section 3.1.1c);
- Development and site alteration shall not be permitted within: areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard, Section 3.1.2b)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) is a higher level plan intended to provide further direction on managing growth by building complete communities, curbing sprawl and protecting natural heritage. While the 2020 PPS and 2020 Growth Plan promote the efficient use of land and infrastructure, and intensification within built-up areas, they also place constraints on growth and development in order to ensure the appropriate management and conservation of resources and the protection of public health and safety.

The Airport Intermodal Secondary Plan is located within the Delineated Built-Up Area of the Brampton Official Plan. The City's secondary plans identify areas where intensification and higher densities is prioritized, to make efficient use of land and infrastructure, while at the same time identifying the appropriate type and scale of transition areas to lower densities. This is consistent with policies that direct growth to areas that have a delineated built boundary, existing or planned municipal water and wastewater systems; and can support the achievement of complete communities, Section 2.2.1.2.

The different employment designations contained within the secondary plan conform to the policies of the Growth Plan that support the achievement of complete communities by featuring a mix of land uses, and the convenient access to local retail and services:

- Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities, Section 2.2.1.4;
- Economic development and competitiveness in the GGH will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities, Section 2.2.5a)
- Ensuring the availability of sufficient land in appropriate locations for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan, Section 2.2.5b)

Region of Peel Official Plan

The designations and policies contained in the secondary plan is consistent with the Region of Peel Official Plan general goals contained in Section 1.3.6, in particular to:

- create healthy and sustainable regional communities for those living and working in Peel;
- recognize, preserve, respect, restore and enhance the importance of ecosystem features, functions and linkages;

- recognize the importance of a vital, competitive and diverse economy; and
- support growth and development which takes place in a sustainable manner;

Official Plan:

The City-wide Secondary Plan Review is being undertaken to update and consolidate policies and mapping so that previous versions of the Brampton Official Plan no longer apply:

Section 5.4.9 of the Official Plan indicates that the City shall endeavor to consolidate and reformulate all Secondary Plans within the City to eliminate the continued use of portions of the dated Consolidated Official Plan of the City of Brampton Planning Area.

The current City of Brampton Official Plan was adopted by Council in 2006, and was brought into conformity with the 2006 Growth Plan in 2010. The Official Plan sets out the goals, objectives and policies that guide development within the City. The secondary plans are being consolidated, and policies updated to be consistent with the policies of the 2006 Official Plan.

Following the adoption of Brampton Plan, Planning, Building and Economic Development will evaluate the need to update any of the existing secondary plans in the Built Up Area.