

BRAMPTON 2040 PLAN

POLICY CONFORMITY MATRIX



JUNE 2020

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1.0 PROVINCIAL LEGISLATION, PLANS, AND POLICIES

The purpose of this exercise is to identify the provincial and regional policy and legislative thrusts which will inform the development of policies in the 2040 Plan. The policies of the 2040 Plan will generally be re-written, however there is an opportunity to carry forward certain policies which conform to or implement the various provincial and regional policies. The development of new or updated policies will also be informed by the Background Review and Gaps Analysis Report which explored the full range of City of Brampton plans, studies, and strategies to be considered through the Official Plan Review.

1.1 PLANNING ACT

SECTION NO.	SECTION	LEGISLATION CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
16 (1)	Contents of an official plan	The legislation outlines the various contents of an official plan, including goals, objectives, and policies. This includes policies to ensure the adequate provision of <u>affordable housing</u> .	Section 4.2.5 – Affordable Housing The policies have been established to provide an appropriate amount of affordable housing.	In preparing the 2040 Plan, the goals, objectives, and policies will be revised accordingly. Affordable housing policies will be updated to align with City and Regional housing initiatives and targets.
16 (2)	Contents of an official plan	The legislation outlines optional items which can be included in an official plan, including descriptive measures and procedures for informing and obtaining the views of the public with respect to planning matters.	General	In preparing the 2040 Plan, the goals, objectives, and policies will be revised accordingly.
16 (3)	Additional residential unit policies	The legislation requires an official plan to contain policies for the use of <u>additional residential units</u> through: <ul style="list-style-type: none">▶ The use of two residential units in a detached house, semi-detached house, or rowhouse.▶ The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse.	Section 3.2.8.2 – Second Units The policies permit a maximum of one second unit per single detached, semi-detached, or townhouse dwelling unit in accordance with the requirements of the zoning by-law (without the need for a site-specific amendment to the zoning by-law. The Official Plan defers to the zoning by-law to establish regulations related to dwelling types, parking, yards, maximum floor areas, and landscaped open space/amenity area requirements.	It is recommended that the 2040 Plan define the term “additional residential unit” and permit two possible configurations: <ul style="list-style-type: none">▶ Two ARUs within the principal dwelling; or,▶ One ARU within the principal dwelling and one ARU in an ancillary building or structure. There is an opportunity for the Official Plan to require site plan control to address matters of compatibility.
16 (4)	Inclusionary zoning policies	The legislation requires an official plan to authorize the use of <u>inclusionary zoning</u> by authorizing the inclusion of affordable housing units within building containing other residential units and by providing affordable housing units to be maintained as such over time.	(New) The current OP does not have policies referencing Inclusionary Zoning	See also discussion regarding O. Reg 232/18 which pertains to inclusionary zoning for specific policy topics. It is recommended that the 2040 Plan introduce enabling policies related to inclusion zoning.
16 (5)	Inclusionary zoning policies	As a result of the Province's enactment of Bill 108, <u>Inclusionary Zoning</u> is now limited to Protected Major Transit Station Areas or areas where a Development Permit System has been ordered by the Minister.	(New) The current OP does not have policies referencing Inclusionary Zoning	Policies related to inclusionary zoning within the official plan would limit the application of inclusionary zoning to a protected MTSA or areas where a DPS has been ordered by the Minister.
16 (5.1)	Adoption of inclusion zoning policies	The legislation permits the adoption of <u>inclusionary zoning</u> policies through a new official plan or official plan amendment. The policies must	(New)	Policies related to inclusionary zoning within the official plan would limit the application of inclusionary zoning to a

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		refer to the protected MTSA's and includes policies that authorize the use of the Development Permit System.	The current OP does not have policies referencing Inclusionary Zoning	protected MTSA or areas where a DPS has been ordered by the Minister.
16 (6)	Goals and objectives	<u>Inclusionary zoning</u> policies are required to include goals and objectives, and a description of the measure and procedures to attain those goals and objectives.	(New) The current OP does not have policies referencing Inclusionary Zoning	Policies related to inclusionary zoning in the 2040 Plan would address this requirement.
16 (9)	Assessment report	The legislation requires that a municipality prepare an assessment report prior to adopting <u>inclusionary zoning</u> policies within the official plan.	(New) The current OP does not have policies referencing Inclusionary Zoning	The Region of Peel is undertaking the preparation of the assessment report to meet the requirements of implementing an inclusionary zoning program.
16 (14)	Climate change policies	The legislation requires that an official plan contain policies that identify goals, objectives, and actions to mitigate greenhouse gas emissions and provide for <u>climate change adaptation</u> , including resiliency.	Section 2.1 – Physical and Environmental Considerations The policy aims to foster a culture of conservation to address water and energy consideration to mitigate and adapt to climate change.	The Official Plan contains high-level references to climate change throughout its policies. The 2040 Plan will contain explicit policies to address climate, as well as apply a climate lens to other policy areas to address this requirement.
16 (16)	Protected major transit station areas (upper-tier municipalities)	The legislation requires an upper-tier official plan (i.e., Region of Peel) to delineate <u>MTSA's</u> . It also requires lower-tier official plans to include policies that identify the permitted land uses in the MTSA and the minimum densities that are authorized.	Section 3.2.4 – Major Transit Station Areas MTSA's are delineated in the Official Plan and policies related to density targets are included in this policy.	The Official Plan MTSA policies and mapping will be updated based on the Region's MTSA Study and ongoing Municipal Comprehensive Review.
26 (1)	Updating official plan	The legislation requires a municipality to ensure their official plans conform with provincial plans, has regard to matters of provincial interest, and is consistent with policy statements.	General	A core objective of the 2040 Plan is to bring the Official Plan into conformity with relevant provincial policy, the Region's Official Plan, and provincial plans.
28 (2)	Designation of community improvement project area	The legislation permits municipalities to <u>designate community improvement plan</u> areas where the official plan contains policies related to community improvement.	Section 5.13 – Community Improvement The Official Plan permits the City to adopt a by-law which designates a community improvement project area.	It is anticipated that these policies will be carried forward into the 2040 Plan with updates made, as required, to address any gaps.
35.2	By-laws to give effect to inclusionary zoning policies	The legislation permits a municipality to pass <u>inclusionary zoning</u> by-laws if the official plan contains policies related to inclusionary zoning.	(New) The current OP does not have policies referencing Inclusionary Zoning	Policies related to inclusionary zoning in the 2040 Plan would allow the City to pass inclusionary zoning.
41 (2)	Site plan control area	The legislation permits a municipality to pass a by-law to designate a site plan control area if the official plan identifies such area.	Section 5.7 – Site Plan Control	It is anticipated that these policies will be carried forward into the 2040 Plan with updates made, as required, to address any gaps.

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			The Official Plan designates the whole City of Brampton as a site plan control area and sets out policies related to site plan control.	
41 (9), (9.1)	Widening must be described in official plan	The legislation requires an official plan to show highways (road) which are to be widened, in order for land owners to be required to provide a widening, including land for public transit right-of-way.	Schedule B1 The Official Plan identifies the Major Arterial, Minor Arterial, and Collector Roads that require widening on Schedule B1.	The concurrent Transportation Master Plan update will inform any alterations to Schedule B1 and policies related to road widenings in the 2040 Plan.
42 (4)	Conveyance of land for park purposes, official plan requirement	To be repealed.	Section 4.7.2 – Public Parkland Section 5.21 – Parkland Dedication The Official Plan permits the use of parkland dedication, pursuant to the <i>Planning Act</i> , to acquire parkland in the City.	It is anticipated that parkland dedication policies will be updated or removed from the 2040 Plan to reflect the City's direction as it relates to collecting funds through the community benefits charge authority.
51.1 (1)	Land conveyed or dedicated for parkland	The legislation permits a municipality, through a plan of subdivision, to collect 2% (commercial/industrial) or 5% (all other cases) of land included in the plan of subdivision for a park or recreational space.	Section 4.7.2 – Public Parkland Section 5.21 – Parkland Dedication The Official Plan permits the use of parkland dedication, pursuant to the <i>Planning Act</i> , to acquire parkland in the City.	It is anticipated that parkland dedication policies will be updated in the 2040 Plan to reflect the City's direction as it relates to collecting funds through the community benefits charge authority. If the City of Brampton has a community benefits charge by-law in place, it cannot apply these basic parkland dedication provisions.
51.1 (2)	Parkland, other criteria	To be repealed.	Section 4.7.2 – Public Parkland Section 5.21 – Parkland Dedication The Official Plan permits the use of parkland dedication, pursuant to the <i>Planning Act</i> , to acquire parkland in the City.	It is anticipated that parkland dedication policies will be updated or removed from the 2040 Plan to reflect the City's direction as it relates to collecting funds through the community benefits charge authority.
51.1 (2.1)	Parks plan	To be repealed.	Section 4.7.2 – Public Parkland Section 5.21 – Parkland Dedication The Official Plan permits the use of parkland dedication, pursuant to the <i>Planning Act</i> , to acquire parkland in the City.	It is anticipated that parkland dedication policies will be updated or removed from the 2040 Plan to reflect the City's direction as it relates to collecting funds through the community benefits charge authority.

1.2 O. REG. 173/16 – COMMUNITY PLANNING PERMITS (PLANNING ACT)

SECTION NO.	SECTION	REGULATION CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION
3 (1)	Conditions re official plan	<p>The regulation requires that a municipality’s official plan address a number of matters prior to council adopting a community planning permit (CPP) by-law, including:</p> <ul style="list-style-type: none"> ▶ the area of the CPP; ▶ the scope and authority of the CPP; ▶ the goals, objectives, and policies of the CPP; and ▶ the types of criteria / conditions to be included in the CPP. 	<p>Section 5.33 – Development Permit System Areas</p> <p>The Official Plan permits the City to establish a Development Permit System for areas of the City where it is determined to achieve the objectives of the Official Plan.</p> <p>Section 5.20 – Central Area Revitalization</p> <p>The Official Plan permits the City to establish a development permit system in the Central Area.</p>	<p>The Official Plan contains policies which use the term “development permit system” which was changed through O. Reg. 173/16 to be “community planning permit system”.</p> <p>References to the development permit system will be renamed to community planning permit system in the 2040 Plan.</p>
3 (4)	Same	The regulations permit the official plan to set out information and materials that are required as part of a CPP application and to exempt any class of development or land use.	<p>Section 5.33 – Development Permit System Areas</p> <p>The Official Plan sets out the various submission requirements for an application under the development permit system.</p>	

1.3 O. REG. 299/19 – ADDITIONAL RESIDENTIAL UNITS

SECTION NO.	SECTION	REGULATION CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
2	Requirements and Standards	The regulation requires each additional residential unit to have one parking space when required for the primary residential unit, and permits the additional parking to be configured in tandem. The regulation defines the terms additional residential unit, primary residential unit, and tandem parking space.	<p>Section 3.2.8.2</p> <p>This section permits second units within single detached dwellings, semi-detached, and townhouse units. The policy defers to the zoning by-law with respect to parking requirements.</p>	<p><i>See also discussion regarding additional residential units in Planning Act section.</i></p> <p>The policies are generally appropriate as they relate to O. Reg. 299/19. The new Comprehensive Zoning By-law will reflect the parking requirements of additional residential units.</p>

1.4 O. REG. 232/18 – INCLUSIONARY ZONING (PLANNING ACT)

SECTION NO.	SECTION	REGULATION CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
2 (1)	Assessment report	The regulation requires a housing assessment report to be considered in the development of official plan policies.	Section 4.2.5 – Affordable Housing The policies set out the goals for the City with respect to affordable housing.	The 2040 Plan policies will be reviewed and updated in accordance with the housing assessment.
3 (1)	Official plan policies	The regulation requires official plan policies to set out the approach to authorizing inclusionary zoning and specifies the various policy areas to be considered.	Section 4.2.5 – Affordable Housing The policies set out the goals for the City with respect to affordable housing.	The policies of the 2040 should address the following policy requirements as set out in the regulation: <ul style="list-style-type: none"> ▶ Size of the development (minimum unit threshold) ▶ Locations and areas of inclusionary zoning ▶ Eligible household incomes ▶ Housing types and sizes of units ▶ Required amount of affordable housing ▶ Affordability period ▶ How measures and incentives are determined ▶ Price or rent of units ▶ Approach to determine sharing of net proceeds ▶ Offsite unit circumstances and conditions
3 (2)	Official plan policies	The regulations require official plan policies to set out the approach to monitor and ensure that the required <u>affordable housing</u> units are maintained for the required period of time.	Section 4.2.5 – Affordable Housing The current OP contains policies related to monitoring of affordable housing units.	The 2040 Plan will update/enhance policies related to the monitoring and continued maintenance of affordable housing units.
6	Restrictions on the use of s. 37 of the Act	The regulation prohibits a municipality from collecting section 37 benefits for the height and density increase associated with the affordable housing units required in an inclusionary zoning by-law.	Section 5.12 – Density Bonus By-law or Density Transfers The policies of the Official Plan permit increases in height and density in exchange for facilities, services, or other matters.	The bonusing requirements of the 2040 Plan will be reviewed and updated in light of the new Community Benefits Authority.



1.5 PROPOSED REGULATORY MATTERS PERTAINING TO COMMUNITY BENEFITS AUTHORITY UNDER THE PLANNING ACT, THE DEVELOPMENT CHARGES ACT, AND THE BUILDING CODE ACT

THEME	REGULATION CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
General	The new community benefits authority will replace the section 37 bonusing provisions under the <i>Planning Act</i> .	Section 5.12 – Density Bonus By-law or Density Transfers The policies of the Official Plan permit increases in height and density in exchange for facilities, services, or other matters.	Upon enactment of the community benefits authority, the policies of the Official Plan related to section 37 bonusing will be repealed in the 2040 Plan. Following the completion of the community benefits charge strategy, appropriate policies will be integrated accordingly. <i>The transition time to the new community benefits charge regime is one-year from the date the regulation comes into effect.</i>
Community Benefits Charge Strategy	Prior to passing a community benefits charge by-law, a municipality is required to undertake a community benefits charge (CBC) strategy which identifies the items which a municipality intends to fund through CBCs.	(New)	Appropriate policies related to the collection of CBCs will be incorporated into the 2040 Plan, following completion of the CBC strategy.
Application	The community benefits charges levied by municipalities would support the growth-related capital costs	(New)	The need for new community services associated with development will be considered through the 2040 Plan and will inform the undertaking of the CBC strategy.



1.6 PROVINCIAL POLICY STATEMENT, 2020

The 2020 Provincial Policy Statement (PPS) generally expands upon many of the principles already established for the Greater Golden Horseshoe in the 2019 Growth Plan and introduces several revisions, excisions, changes and new definitions, as outlined below.

POLICY THEME	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Interpretation	Part III (How to Read the Provincial Policy Statement) adds new language regarding how the PPS relates to plans, such as the Growth Plan. In summary, where the PPS and the Plan overlap and address similar issues, the more specific requirements of the Plan shall prevail. Conversely, where there is no overlap, the policies of the PPS must be satisfied.	General	Policy has been noted. When a conflict between the PPS and 2019 Growth Plan arises during the review of the Official Plan, the more specific requirements of the 2019 Growth Plan will prevail.
Housing & Land Supply	Section 1.1.1 e) promotes the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to optimize development patterns and transit investments. Section 1.1.3.3 requires a municipality to identify appropriate locations for transit-supportive development which accommodates a significant supply and range of housing options.	General	The policies of the 2040 Plan will be aligned to ensure that they are optimizing transit investment and provide a range of housing options.
Housing & Land Supply	Section 1.4.3 e) introduces new language regarding transit-supportive development “including potential air rights development” close to transit, corridors and stations.	(New)	The 2040 Plan will consider opportunities to provide an appropriate range of housing by facilitating transit-supportive development, including potential air rights development near transit corridors and stations.
Housing & Land Supply	Whereas the 2014 PPS required municipalities to ensure an adequate supply of land for a 20-year horizon, that has now been increased to 25 years, informed by provincial guidelines to support land budgeting (which have yet to be released).	General	The land budgeting exercise, undertaken through the Region of Peel’s MCR, will inform updates to the policies of the 2040 Plan.
Housing & Land Supply	Section 1.4.1 requires municipalities to maintain at least a 15-year supply of residential land.	Section 4.2.8 – Residential Land Supply The Official Plan requires the municipality to maintain a minimum 10-year supply of serviceable residential land.	The policies of the 2040 Plan will be updated to reflect the 15-year supply requirement. This will also be considered in developing the population and employment forecasts.
Housing & Land Supply	Section 1.4.3 supports municipalities in achieving market-based and affordable housing targets which align with applicable housing and homelessness plans.	Section 4.2.5 – Affordable Housing The Official Plan establishes policies to achieve a suitable proportion of new affordable housing in Brampton. Specifically, Policy 4.2.5.3 notes that the City may adopt a housing strategy.	The policies of the 2040 Plan will be updated to reflect the in-process housing strategy.
Employment	Section 1.2.6 outlines that major facilities and sensitive land uses should be separated and buffered. However, the proposed revision to Policy 1.2.6.2 would establish that where adequate avoidance is not possible, planning authorities may allow those sensitive uses if no reasonable alternative locations can be found, and adequate minimization and mitigation of potential impacts (in accordance with provincial guidelines) are implemented.	Section 4.4 – Employment The Official establishes policies to ensure that industries and sensitive land use are appropriately buffered.	The policies of the 2040 Plan as they relate to buffering between major facilities and sensitive land uses will be reviewed and updated in accordance with the PPS.

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Employment	Section 1.3.2.7 requires a municipality to maintain a 25-year supply of employment lands, rather than a 20-year supply under the previous iteration of the PPS.	General	The 2040 Plan will plan for a 25-year supply of employment lands.
Employment	Section 1.3.2.5 establishes that employment lands may be converted outside of an Official Plan review process (subject to conditions) so long as the area is not identified as a Provincially Significant Employment Zone (through the 2019 Growth Plan).	(New)	The 2040 Plan will address Provincially Significant Employment Zones in line with the Region of Peel MCR. Employment land conversion criteria in the 2040 Plan will be reviewed and updated accordingly.
Employment	Section 1.3.2.5 also introduces the term “regionally significant” employment areas and permits upper-tier municipalities and regional economic development corporations to identify “regionally significant” employment areas.	(New)	Should the Region of Peel Official Plan incorporate new “regionally significant” employment areas, these will be addressed in the 2040 Plan.
Servicing	Section 1.6.6, related to private communal services, states that where municipal sewage and water services are not available, private communal services are preferred for multi-unit/lot development. This would replace policy from the 2014 PPS that states municipalities “may allow the use of private communal” services, eliminating some flexibility in municipality’s ability to restrict development on the basis of private communal services.	Section 4.2.3 – Estate Residential The Official Plan requires certain lands within the Estate Residential designation to be accommodated by communal servicing.	Language in the 2040 Plan will be reviewed to ensure consistency with updated PPS language related to private communal servicing.
Environment	Section 1.6.6 emphasizes the need to prepare for the impacts of a changing climate and the financial feasibility of extending services.	General The Official Plan contains broad references to climate change in its existing environmental policies.	The 2040 Plan will be updated to align with various background studies (e.g., Community Energy and Emissions Reduction Plan), and provide comprehensive and consolidated environmental policies which directly address and speak to climate change.
Environment	Section 1.6.10 no longer requires planning authorities to consider the implications of development and waste generation, management and diversion	General	This policy will be considered through the development of the 2040 Plan.
Environment	Section 1.6.11.1 has been revised to encourage municipalities to provide opportunities for the development of energy supply, including district energy, renewable energy systems, and alternative energy systems.	(New)	There may be opportunities to explore opportunities to promote the development of energy supply through the 2040 Plan considering the Brampton Community Energy & Emissions Reduction Plan.
Agriculture	Section 2.5.2.2 permits the consideration of aggregate extraction within natural heritage features including Provincially Significant Wetlands, provided that the long-term rehabilitation can demonstrate no negative impacts.	General	Policies related to aggregate extraction will be review in the 2040 Plan to confirm conformity with this change.
Definitions	The 2020 PPS introduces numerous new and revised definitions.	Section 5.2 – Definitions The Official Plan contains several defined terms.	The definitions included in the 2040 Plan will be reviewed and updated accordingly to ensure consistency with the Provincial Policy Statement.



1.7 A PLACE TO GROW: A GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019

Official Plan Amendment 43 (OPA 43) was endorsed by Council in 2010 and subsequently in 2013 to reflect modifications as a conformity amendment to the *Places to Grow Act* and the Growth Plan for the Greater Golden Horseshoe. In 2019, the Province released A Place to Grow: A Growth Plan for the Greater Golden Horseshoe, 2019.

POLICY THEME	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Employment Planning	Section 2.2.5.10 permits One-time employment area conversion window until the next Municipal Comprehensive Review for lands not identified within Provincially Significant Employment Zones and subject to criteria.	Section 4.4 – Employment The Official Plan establishes a range of conversion criteria for the various employment land use designations.	Employment land conversion criteria in the 2040 Plan will be reviewed and updated accordingly.
Employment Planning	Section 2.2.5.13 requires that municipalities will establish minimum density targets for all employment areas within settlement areas that reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies and opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit.	Section 4.4 – Employment	The minimum density targets for employment areas will be established, in coordination with the Region of Peel, in the 2040 Plan.
Employment Planning	Section 2.2.5.16 d includes the requirement that non-employment uses in an office park are limited and do not negatively impact the primary function of the area.	Section 4.4 – Employment The Official Plan permits a range of non-employment uses within the various employment land use designations.	The permitted non-employment uses within the various employment land use designations will be reviewed to ensure they do not negatively impact the primary function of the area.
Agricultural System & Natural Heritage System	Section 4.2.2.1 notes that updated mapping of the Natural Heritage System (NHS) has been prepared. Section 4.2.2.2 requires upper-tier municipalities to incorporate this mapping into their official plans through a MCR, and for all official plans to apply appropriate policies for their long-term protection. Mapping for the Natural Heritage System for the Growth Plan does not apply unless implemented in an applicable official plan. Until that time, the Natural Heritage System for the Growth Plan policies only apply to natural heritage systems identified in upper-tier official plans that are outside settlement areas and were approved and in effect as of July 1, 2017.	Section 4.6.6 – Natural Heritage System The Official delineates the NHS on Schedule D and outlines policies in Section 4.6.6.	The mapping of the NHS will be revised in conjunction with the Region’s MCR in the 2040 Plan.
Agricultural System & Natural Heritage System	Section 4.2.6.1 similarly notes that updated mapping of the Agricultural System has been prepared.	Section 4.16.1 – Agriculture No lands are designated as Agriculture on Schedule A of the Official Plan; however, agricultural activities are permitted to continue.	Mapping will be revised in conjunction with the Region’s MCR in the 2040 Plan.
Settlement Area Boundary	Settlement Area Boundaries may be adjusted by municipalities without an MCR	General	The 2040 Plan will incorporate policies to address this change, in conjunction with the Region’s MCR.
Major Transit Station Areas	The 2019 Growth Plan seeks to align transit with growth by directing growth to major transit station areas and other strategic growth areas, supported by an integrated transportation network with effective transit and active transportation systems that reduce reliance on automobile travel.	General	The 2040 Plan is being prepared alongside the Transportation Master Plan update and following the 2019 Active Transportation Master Plan. Policies

POLICY THEME	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
			throughout the 2040 Plan will be review and updated to align with these, and other, plans.
Major Transit Station Areas	Section 2.2.4.5 permits a municipality to delineate a MTSA in advance of completing the municipal comprehensive review, subject to criteria.	(New)	In accordance with the Region of Peel's MTSA Study and ongoing, the boundaries and density targets of MTSAs in the 2040 Plan will be updated.
Major Transit Station Areas	Upper-tier municipalities may delineate the boundaries of an MTSA and identify minimum density targets for them ahead of an MCR, provided <i>Planning Act</i> requirements regarding official plan policies for MTSA's are met. The areas affected by MTSA these policies will be expanded from a 500 to 800 metre radius from the Transit Station.	Section 3.2.4 – Major Transit Station Areas The Official Plan establishes both minimum and maximum density targets.	In accordance with the Region of Peel's MTSA Study and ongoing, the boundaries and density targets of MTSAs in the 2040 Plan will be updated.
Intensification Targets	Section 2.2.2.3 a) requires the identification of strategic growth areas in support of achieving minimum intensification targets for residential development. Section 2.2.2.3 e) prioritizes the need for adequate community and cultural infrastructure to support growing communities within strategic growth areas.	(New)	The City's Urban Structure will be updated to introduce Strategic Growth Areas (SGAs), which are nodes and corridors that have been identified as the focus for transit-supportive and mixed-use intensification.
Designated Greenfield Density Targets	Section 2.2.7.2 removes the requirement that all designated greenfield areas (DGAs) meet a minimum of 80 residents and jobs combined per hectare. The targets have been replaced with those that scale with degree of urbanization of a municipality:	Section 3.2.2 – Built Boundary & Designated Greenfield Area The Official Plan sets out density targets for the DGA in policy 3.2.2.2.	The City's DGA density target will be reviewed through the 2040 Plan in coordination with the Region's MCR.

1.8 GREENBELT PLAN, 2017

THEME/POLICY AREA	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Urban River Valleys	The Greenbelt Plan (Section 6) has formally identified river valley corridors connecting the Greenbelt to Lake Ontario within a new Urban River Valley designation. Permitted uses in this designation are regulated by the Regional and local official plans. New policies for the Urban River Valley designation are included in the Greenbelt Plan.	Schedule A – Land Use Designations Section 4.6.14 – Greenbelt The main branches of the Humber River, West Humber River, Credit River, and Etobicoke Creek in Brampton are designated Open Space and identifies them as External Connections. The Official Plan defers to the policies of the Greenbelt Plan with respect to External Connections.	The designation of the Urban River Valley areas in the Greenbelt Plan will be incorporated in the 2040 Plan, in line with the Region’s policy and mapping updates determined through the MCR.
Agricultural System / Natural Heritage System	The Greenbelt Plan (2017) now uses the term “on-farm diversified uses”, in lieu of “secondary uses” when referring to permitted uses within the Agricultural System.	Policy 4.6.6.11 – Natural Heritage System Policy 4.6.14.2i) – Greenbelt The Official Plan uses the term “secondary uses” within agricultural areas.	References to the term “secondary uses” will be replaced with references to and appropriate definition “on-farm diversified uses” in the 2040 Plan.
Natural Heritage System	Policies regarding connectivity and the maximum permitted disturbed area within the Natural Heritage System have been revised (Section 3.2.2).	Section 4.6.14 – Greenbelt The Official Plan does not contain specific policies with respect to connectivity and maximum disturbed areas.	There may be an opportunity to include new policies which speak maintaining connectivity and minimizing disturbances within the 2040 Plan.
Water Resource Systems	Section 3.2.3.1 contains updated language which supports a systems approach to the protection, improvement and restoration of water, including a new requirement to consider the inter-relationships between key hydrologic features and areas.	(New)	The 2040 Plan will be updated to conform to this policy, in conjunction with the Region’s MCR.
Water Resource Systems	Section 3.2.3.3 requires that water resource systems be identified through watershed planning and incorporated into official plans to provide long-term protection of key hydrologic features & areas and their functions.	(New)	The 2040 Plan will be updated to conform to this policy.
Water Resource Systems	A new policy (Section 3.2.3.4) requires that decisions of growth and planning for municipal infrastructure (e.g., water, wastewater, and stormwater) to be informed by watershed planning in accordance with the Growth Plan.	General	Several functional servicing plans are being undertaken concurrently with the 2040 Plan which will consider this Greenbelt Plan policy and inform updates to the 2040 Plan.
Natural Heritage System	A new policy (Section 3.2.5.6) now clarifies that development or site alteration is not subject to a natural heritage or hydrological evaluation within 120 metres of a key natural or hydrologic feature if the only feature is a habitat of endangered or threatened species.	Section 4.6.14.3 – Greenbelt The Official Plan requires an Environmental Impact Study within 120 metres of a key natural heritage and hydrologic feature.	There is an opportunity to revise this policy in the 2040 Plan to exclude the need for an EIS when the only feature is a habitat of endangered or threatened species. Protection of these features would continue through the <i>Endangered Species Act</i> .

THEME/POLICY AREA	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Natural Heritage System	Clarification has been added regarding how key natural heritage and hydrologic features apply in relation to new development, including agricultural uses, new buildings and structures, and agriculture-related/on-farm diversified uses. New development and site alteration that requires a <i>Planning Act</i> approval will not be permitted in key natural heritage and key hydrologic features.	Section 4.6.6 – Natural Heritage System The Official Plan will need to include policies that clarify the circumstances where a natural heritage evaluation or hydrologic evaluation is not required	The 2040 Plan will include policies that clarify the circumstances where a natural heritage evaluation or hydrologic evaluation is not required. This will include where new buildings or structures associated with agricultural, agriculture-related or on-farm diversified uses if a minimum 30-metre vegetation protection zone is provided.
Cultural Heritage Resources	A new definition for ‘cultural heritage resources’ has been established, in addition to minor revisions to the existing policies requiring municipalities to work with stakeholders (including First Nations and Métis communities) when developing policies for cultural heritage resources.	Section 4.9 – Cultural Heritage The Official Plan contains several policies related to the identification and protection of cultural heritage resources.	The cultural heritage policies of the Official Plan will be reviewed in the 2040 Plan to ensure conformity with the Greenbelt Plan, including the requirement to work with First Nations and Métis communities. A definition for ‘cultural heritage resources’ will be introduced in the 2040 Plan.
Existing Uses	Wording has been included to encourage the retention of existing lots of record and at the same time, discourage changes to non-agricultural uses where appropriate. Further, a policy has been added which permits second dwelling units within single detached dwelling units or within existing accessory structures, outside of the Natural Heritage System.	Section 4.6.14.2ii) – Greenbelt Plan The Official Plan permits single detached dwellings which existed on lots of record prior to December 16, 2004.	There is an opportunity revise this policy in the 2040 Plan to encourage the retention of lots for agricultural uses and discourage non-agricultural uses, while continuing to permit single detached dwellings on existing lots of record. Given that the Greenbelt Lands in Northwest Brampton are identified as Natural Heritage System, the policy related to second dwelling units may not apply.



1.9 APPROVED SOURCE PROTECTION PLANS

The City of Brampton is covered by the Source Protection Plan for the Credit Valley-Toronto Region-Central Lake Ontario (CTC) Source Protection Region. There are no Wellhead Protection Areas identified within the City of Brampton.

THEME/POLICY AREA	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Administration	The Source Protection Plan requires Official Plans to be amended to conform with the Source Protection Plan at the time of the next review.	General	Through its ongoing MCR, the Region of Peel is updating policies related to water resources, including implementing the applicable Source Protection Plans.

1.10 2041 REGION TRANSPORTATION PLAN (METROLINX)

THEME/POLICY AREA	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
Frequent Rapid Transit Networks	Metrolinx 2041 Regional Transportation Plan (RTP) guides the continuing transformation of the transportation system in the GTHA. It recommends the implementation of a Frequent Rapid Transit Network, which identifies 75 new or in development rapid transit projects for the GTHA.	Section 4.5.4 – Public Transit The current OP does not have references related to Rapid Transit Networks. However, there is ongoing work at the Region and the City to establish policy framework and design guidelines around Rapid Transit Network and MTSAs.	The 2040 Plan will incorporate policies related to Frequent Rapid Transit Networks to ensure goals and objectives of the 2041 RTP are integrated and consistent. Changes/update to Schedule C may also be required.
Parking Management	The 2041 RTP presents an opportunity to make parking management a regional priority, and to support development of parking standards, guidelines and supply forecasts that municipalities can use in planning and regulating off-street parking.	Section 4.5.5 - Parking Management The current OP contains policies related to parking management, which attempt to achieve careful planning of the locations and quantity of parking to reduce the cost of parking and support the use of transit and transportation demand management measures.	Maintain relevant policies and update language and emerging concepts and trends, as needed (i.e. autonomous vehicles, public education, etc.).
Mobility Hubs	Mobility Hubs were introduced in The Big Move and remain an important planning concept. They are Major Transit Station Areas at key intersection points on the Frequent Rapid Transit Network. Mobility Hubs are intended to create important transit network connections, integrate various modes of transportation and accommodate an intensive concentration of places to live, work, shop or play. They are particularly significant because of their combination of existing or planned frequent rapid transit service with an elevated development potential	Section 4.5 – Transportation Mobility hubs are referenced throughout the current Official Plan.	Maintain relevant policies and update language and references as needed in order to ensure the goals and objectives of the 2041 RTP are integrated. Changes/update to Schedule C may also be required
Regional Cycling Network	One of the goals of the 2041 RTP is to integrate land use and transportation. To that effect, the Plan introduces the Regional Cycling Network as a tool to help commuter cyclists to make longer trips, overcome barriers and connect more easily to rapid transit stations.	Section 4.5.6 – Pathways The current Official Plan contains a few references to cycling trails and their importance as alternative commuter corridors. However, the, concept of Regional Cycling Network is not mentioned in the Official Plan.	Include concept of Regional Cycling Network within the 2040 Plan and update/add policies to highlight and integrate the importance of connectivity to transit stations, Urban Growth Centres and other regional/local destinations.
Vision Zero and Pedestrian Safety	Metrolinx 2041 RTP lists incorporating a Vision Zero framework in order to reduce transportation related fatalities.	Section 4.5 – Transportation Pedestrian safety is mentioned in only a few instances and there are no references to Vision Zero.	The 2040 Plan will include a pedestrian safety framework by incorporating policies related to Vision Zero and its components. Peel Region has also developed a Vision Zero Strategy, which will be incorporated into the OPR process.
Regional Goods Movement Network	One of the objectives of the Metrolinx 2041 RTP is to define and support a regional goods movement system. Map 8 of the RTP illustrates the Goods Movement Network in the GTHA.	Section 4.5.7 – Trucking and Goods Movement The current Official Plan highlights the importance of Goods Movement for the City. However, the policies and mapping	The 2040 Plan will incorporate policies and mapping related to the importance of Goods Movement and the recent refinement of the Regional Goods Movement Networking within the City.



THEME/POLICY AREA	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
		need to be updated to reflect Metrolinx and Peel Region updates in this regard	
Autonomous Mobility	The 2041 RTP emphasizes adaptive strategies that enable adjustments as the impacts of disruptive technologies are felt, including potential impacts of autonomous vehicles.	Section 4.5 – Transportation Autonomous vehicles and the emergence of this technology is not addressed within the current Official Plan.	The 2040 Plan will incorporate policies related to autonomous vehicles and other emerging technologies. The Plan will include polices that plan and prepare for the deployment of connected and autonomous vehicles, including consideration of policy and regulatory tools that may be required to meet transportation goals.
Low-Carbon Mobility Options	The 2041 RTP aims at developing a sustainable regional transportation system, which is designed to reduce reliance on fossil fuels and minimize air and noise pollution, while maximizing the use of technological innovations and sustainable materials to increase durability and efficiency, and reduce waste.	Section 4.5 – Transportation The current Official Plan does not have policies that prepare for a future with low-carbon mobility options (i.e. electric vehicles and alternative fossil fuels are not mentioned)	The 2040 Plan will include policies to support electric vehicle infrastructure and use throughout the City's public and private transportation systems. The Plan will also incorporate polices related to investments in the transition to low-carbon public and private vehicle fleets, including transit vehicles and trucks.



1.11 PARKWAY BELT WEST PLAN

SECTION NO.	SECTION	PLAN CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION/RECOMMENDATION
5.1.2	Amendment and Repeal of Provincial Land Use Regulations	The Parkway Belt West Plan requires official plans and zoning by-laws to conform to and implement the Parkway Belt West Plan.	Section 4.13 – Parkway Belt West The Official Plan addresses the requirements of the Parkway Belt West Plan, which are found at the southern edge of the City.	Maintain relevant policies.
5.1.6	Land Severances	The Plan requires an official plan to strictly limit land severances on lands covered by the Plan.	Section 4.13 – Parkway Belt West The Official Plan does not explicitly address this requirement.	The 2040 Plan will add policies to address this gap.



2.0 REGION OF PEEL PLANS, POLICIES, AND STRATEGIES

The Region of Peel’s Municipal Comprehensive Review (MCR) began in 2013 under the name “Peel 2041”. The MCR is anticipated to be completed and adopted by Regional Council in the last quarter of 2021 with Provincial Policy Conformity by July 1, 2022.

The Brampton OP is required to conform with the policies of the Peel ROP in effect at the time of adoption. Since the Brampton OPR process will overlap with the Peel 2041 process, it will be necessary to monitor the progress of the ROP Review and ensure that the Brampton OPR is based on the latest information available from the Region.

2.1 PEEL 2041 OFFICIAL PLAN REVIEW – AGE FRIENDLY PLANNING AND HEALTH AND BUILT ENVIRONMENT (ROPA 27)

Regional Official Plan Amendment 27 was adopted by Council in the first quarter of 2017, completed policy updates for focus areas – Age-friendly Planning and Health and the Built Environment.

THEME/POLICY AREA	CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION /RECOMMENDATION
Universal Accessible Design	ROPA 27 introduced policies related to creating a safe, barrier-free, universally accessible and inclusive built environment throughout the Region.	Section 4.9 – Institutional and Public Uses The current OP contains policies related to universal accessible design, mostly aimed at institutional and public uses. The OP also contains policies requiring development applications to consider matters related to accessibility for persons with disabilities	Maintain relevant policies and update language and emerging concepts and trends, as needed, based on ROPA 27 policies.
Healthy Development Framework	ROPA 27 introduced policies requiring municipalities to support and integrate elements of the Healthy Development Framework in local municipal policies, plans, standards, etc.	(New) The current OP does not have policies referencing the Healthy Development Framework. Also, policies related to healthy communities generally refer to environmental health, not, public/human health	The 2041 OP will incorporate policies related to the Healthy Development Framework in order to achieve a healthier community, and reduce the risk of diabetes, heart disease and other chronic diseases and their added health care costs.
Healthy, Walkable Communities	ROPA 27 contains policies related to creating healthy, walkable communities with access to amenities, green spaces, programs and services. The main objective is to increase physical activity through walking and cycling; while improving health outcomes and social connectivity.	Section 4.5.6 – Pathways The current Official Plan contains a few references to cycling, and walking and their importance as alternative modes of transportation. However, these policies fall short of highlighting the link between physical activity and health benefits.	Maintain relevant policies and update language and references in order to ensure the goals and objectives of ROPA 27 are integrated.



2.2 PEEL 2041 OFFICIAL PLAN REVIEW – TRANSPORTATION (DRAFT POLICIES)

The Region of Peel prepared a Draft ROPA containing updated transportation policies in 2017. However, these policies are currently being reviewed and updated by the Region due to changing Provincial framework.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION / RECOMMENDATION
Land Use and Transportation Integration	Draft policies encourage higher density employment development within urban growth centres and along transit corridors to support shorter trips and maximize sustainable transportation choices. They also highlight the importance of multi-modal transportation access to support employment growth.	Section 4.5 – Transportation The current Official Plan contains a few references related to the need to integrate land use and transportation planning decisions.	The 2040 Plan will enhance and clearly illustrate importance of policies related to the integration of land use and transportation to ensure conformity.
Transit Connectivity	Draft policies aim to increase connectivity between urban growth centres and key employment areas with fast, frequent, and rapid transit. Draft policies support high quality rapid transit network with mobility hubs and major transit station areas connecting the Region's Urban Growth Centres, major employment areas, and emerging high-density communities. Station areas and mobility hubs that are targeted for employment growth could be prioritized.	Section 4.5.4 – Public Transit The current OP does not have references related to Rapid Transit Networks. However, there is ongoing work at the Region and the City to establish policy framework and design guidelines around Rapid Transit Network and MTSAs.	The 2040 Plan will incorporate policies related to Frequent Rapid Transit Networks to ensure conformity with the Peel 2041 Plan. Changes/update to Schedule C may also be required.
Active Transportation	Draft policies aim to create a connected, safe, and comfortable network of walking and cycling facilities to support active commuting to employment. Programming focused on behaviour changes is also identified in the draft policies in order to influence travel decisions to and from work.	Section 4.5.6 – Pathways The current Official Plan contains a few references to cycling trails and their importance as alternative commuter corridors. However, the, concept of Regional Cycling Network is not mentioned in the Official Plan.	Include concept of Regional Cycling Network within the 2040 Plan and update/add policies to highlight and integrate the importance of connectivity to transit stations, Urban Growth Centres and other regional/local destinations.
Complete Streets	A complete streets approach in and around employment areas and the development of a connected network of high quality cycling facilities. Draft policies highlight the importance to manage road congestion through strategic road capacity improvements in combination with measures to optimize road network operations. Maximizing the number of people that can be moved along a road corridor is one of the pillars of the draft policies.	Section 4.5 – Transportation The current Official Plan contains limited references to complete streets.	The 2040 Plan will incorporate policies related to complete streets to ensure conformity.
Goods Movement	Draft policies aim to continue to provide for and maintain an efficient and connected goods movement network focused on major employment areas. Alternatives to single occupancy vehicle travel to maintain road capacity for the efficient and safe movement of goods and services, and to support employment lands, employment growth, and the overall economy.	Section 4.5.7 – Trucking and Goods Movement The current Official Plan highlights the importance of Goods Movement for the City. However, the policies and mapping need Peel Region updates in this regard.	The 2040 Plan will incorporate policies and mapping related to the importance of Goods Movement and the recent refinement of the Regional Goods Movement Networking within the City to ensure conformity.

2.3 PEEL 2041 OFFICIAL PLAN REVIEW – AGRICULTURAL AND RURAL SYSTEMS (PROPOSED POLICY DIRECTIONS)

Region of Peel staff received direction from Regional Council (December 2019) to initiate informal public consultation on Regional Official Plan draft policies for the environment themed focus areas that will update climate change, water resources, wildland fire hazards, agriculture system, rural system, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan policies and related mapping.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION / RECOMMENDATION
On-Farm Diversified Uses & Urban Agriculture	Through its MCR, the Region is planning to update definitions and permissions for agricultural, agriculture-related and on-farm diversified uses to support the farming sector, and well as to enhance support for urban agriculture and access to healthy and local food.	Section 4.16 – Agriculture The current OP contains a few policies to support urban agriculture and a range of agricultural uses. However, there seems to be a need to update terminology and policies.	The 2040 Plan will incorporate/enhance policies related to on-farm diversified uses and urban agriculture to ensure conformity.
Agricultural Impact Assessment	Through its MCR, the Region is planning to include agricultural impact assessment requirements to minimize and mitigate impacts to agricultural operations and lands when non-agricultural uses are proposed adjacent to agricultural areas.	(New) The current OP does not have policies referencing Agricultural Impact Assessments.	The 2040 Plan will include agricultural impact assessment requirements to ensure conformity.
Minimum Distance Separation	Through its MCR, the Region is planning to update references and clarify policy requirements for minimum distance separation setbacks for livestock facilities.	Section 4.16 – Agriculture The current OP contains a few references related to MDS setbacks for livestock facilities.	The 2040 Plan will include updated MDS policies and terminology to ensure conformity.
Mapping	Through its MCR, the Region will update the Prime Agricultural Area mapping and provide direction for the mapping of rural lands in local municipal official plans.	Schedule A - Agriculture	The 2040 Plan will include updates the Prime Agricultural Area mapping.



2.4 PEEL 2041 OFFICIAL PLAN REVIEW – CLIMATE CHANGE (PROPOSED POLICY DIRECTIONS)

Region of Peel staff received direction from Regional Council (December 2019) to initiate informal public consultation on Regional Official Plan draft policies for the environment themed focus areas that will update climate change, water resources, wildland fire hazards, agriculture system, rural system, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan policies and related mapping.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION / RECOMMENDATION
Climate Change Section	<p>Through its MCR, the Region is planning to:</p> <ul style="list-style-type: none">▶ Add a new climate change section that provides direction for collaborative climate change planning to reduce greenhouse gas emissions, reduce vulnerability, and increase resilience to adapt to a changing climate;▶ Incorporate climate change policies throughout the Regional Official Plan in the theme areas of growth management, transportation, energy, waste, urban heat island, water resources, natural hazards, natural heritage and agriculture; and▶ Providing direction for local municipalities to develop model policies and guidance to implement sustainability requirements through local official plan policies and tools.	General	Climate change policies are embedded throughout the current official plan. However, the 2040 Plan will address and incorporate updated climate change policies referenced in the updated Regional Official Plan, where possible.



2.5 PEEL 2041 OFFICIAL PLAN REVIEW – PROVINCIAL GREENBELT PLANS IMPLEMENTATION (PROPOSED POLICY DIRECTIONS)

Region of Peel staff received direction from Regional Council (December 2019) to initiate informal public consultation on Regional Official Plan draft policies for the environment themed focus areas that will update climate change, water resources, wildland fire hazards, agriculture system, rural system, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan policies and related mapping.

Through its MCR, the Region of Peel Official Plan will conform to and implement the policy directions and updated mapping of the Greenbelt Plan. As discussed in Section 1.8 of this document, there are a number of changes in the Greenbelt which will be addressed in the 2040 Plan.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION / RECOMMENDATION
Natural Heritage System & Urban River Valley	Proposed changes to former Schedule D3 of the Region of Peel Official Plan introduce revised mapping from the Greenbelt Plan as it relates to the Natural Heritage System and Urban River Valley designation within the City of Brampton.	Schedule A – General Land Use Designations Schedule 1 – City Concept The Official Plan delineates the “Greenbelt Legend” area on Schedule A and Schedule 1. Schedule D – Natural Heritage Features and Areas The Official Plan delineates the Provincial Greenbelt / Protected Countryside designation on Schedule D.	The schedules of the 2040 Plan will be updated to reflect the revised mapping being prepared through the Region’s MCR, including the introduction of the Urban River Valley designation.

2.6 PEEL 2041 OFFICIAL PLAN REVIEW – WATER RESOURCES (PROPOSED POLICY DIRECTIONS)

Region of Peel staff received direction from Regional Council (December 2019) to initiate informal public consultation on Regional Official Plan draft policies for the environment themed focus areas that will update climate change, water resources, wildland fire hazards, agriculture system, rural system, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan policies and related mapping.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION /RECOMMENDATION
Watershed and sub-watershed planning	Through its MCR, the Region is planning to update policies for watershed and sub-watershed planning.	Section 4.6.3 – Storm Water Management Section 4.6.4 – Groundwater Resources Other Sections In general, policies, terminology and definitions should be updated and modernized.	The 2040 Plan will address and incorporate updated watershed and sub-watershed policies referenced in the updated Regional Official Plan to ensure conformity.
Stormwater planning and management	Through its MCR, the Region is planning to add policies related to stormwater planning and management.	Section 4.6.3 – Storm Water Management In general, policies, terminology and definitions should be updated and modernized.	The 2040 Plan will address and incorporate updated stormwater planning and management policies referenced in the updated Regional Official Plan to ensure conformity.
Source Water Protection	Through its MCR, the Region is planning to include new policies to protect drinking water sources in accordance with the Clean Water Act and approved Drinking Water Source Protection Plans.	(New) The current OP does not have policies referencing Source Water Protection.	The 2040 Plan will address and incorporate updated stormwater planning and management policies referenced in the updated Regional Official Plan to ensure conformity.
Mapping	Through its MCR, the Region will update mapping and provide direction for the mapping in local municipal official plans on the following areas: <ul style="list-style-type: none"> ▶ Identify water resource system features and areas on a new schedule (wetlands, watercourses and waterbodies); ▶ Identify drinking water source protection plan area boundaries on a new schedule to identify where applicable source protection plan policies apply; ▶ Identify vulnerable source protection areas on a new schedule including new and revised mapping of wellhead protection areas, issue contributing areas, intake protection zones, ▶ highly vulnerable aquifers and significant groundwater recharge areas in accordance with the Clean Water Act and approved Drinking Water Source Protection Plans; ▶ Identify the Lake Simcoe Protection Act Watershed Boundary on a new schedule; and ▶ Revise Figure 2 Selected Areas of Provincial Interest to identify the Greenbelt Area boundary, Greenbelt Plan Protected Countryside, Niagara Escarpment Plan Area boundary, Oak Ridges Moraine Plan Area boundary, new Urban River Valley designations and the Lake Simcoe Protection Act Watershed Boundary. 	Schedule A – General Land Use Designations Schedule D – Natural Heritage Features and Areas Appendix C – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation Mapping	The schedules of the 2040 Plan will be updated to reflect the revised mapping being prepared through the Region’s MCR.



2.7 PEEL 2041 OFFICIAL PLAN REVIEW – WILDLAND FIRE (PROPOSED POLICY DIRECTIONS)

Region of Peel staff received direction from Regional Council (December 2019) to initiate informal public consultation on Regional Official Plan draft policies for the environment themed focus areas that will update climate change, water resources, wildland fire hazards, agriculture system, rural system, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan policies and related mapping.

THEME/POLICY AREA	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION / RECOMMENDATION
Natural and Human Made Hazards	The Region of Peel Official Plan does not explicitly recognize wildland fires as hazards. Through its MCR, the Region intends to incorporate policies and definitions related to wildland fire to implement the direction set out in the PPS.	(New) The current Official Plan does not currently contain any policies related to fires / wildland fires as a natural hazard or otherwise.	Based on the outcomes of the Region’s MCR, there may be an opportunity to address these policies in Section 4.6.15.5.
Natural and Human Made Hazards	The policies of the ROP may encourage and support local municipalities, including the City of Brampton, to adopt Official Plan policies that discourage development in areas where hazardous forest types for wildland fire are present.	(New) The current Official Plan does not currently contain any policies related to fires / wildland fires as a natural hazard or otherwise.	Based on the outcomes of the Region’s MCR, there may be an opportunity to address these policies in Section 4.6.15.5.



2.8 NORTH WEST BRAMPTON POLICY AREA REVIEW

Commencing in 2016, the Region of Peel undertook the North West Brampton Policy Area (NWBPA) Review to determine if it was in the public interest to remove the shale resource protection from the North West Brampton Development Area, in whole or in part. Based on the results of the Review, the Region developed Regional Official Plan Amendment (ROPA) 32 in 2019 to amend the policies and mapping related to shale resource protection application in North West Brampton within the Regional Official Plan.

SECTION NO.	POLICY CHARACTERIZATION	CURRENT OFFICIAL PLAN CONTEXT (CHARACTERIZATION)	RELEVANCE / DISCUSSION
Basis	<p>ROPA 32 retains the policies that permit shale extraction without an amendment to the City of Brampton Official Plan on all lands west of Mississauga Road in the NWBDA and in the Greenbelt Plan Area.</p> <p>Policies permitting shale extraction to proceed without an amendment to the Brampton Official Plan would continue to be subject to policies included in the Brampton Official Plan governing the rezoning of the lands for mineral extraction in the City’s zoning by-law.</p>	<p>Section 4.15.4 – North West Brampton Urban Development Area</p> <p>This policy refers to the protection of shale resources within the Development Area and notes that the Region of Peel will undertake a review of the NWBPA.</p>	<p>The policies of Section 4.15.4 will be reviewed and updated through the 2040 Plan to reflect the completion of the NWBPA Review. ROPA 32 permits the continuance of existing policies which permits shale extraction with the need for amendment.</p>
Schedule A	<p>Schedule A of ROPA 32 amends Schedule C of the Region’s Official Plan to update the mapping of the High Potential Mineral Aggregate Resource Area.</p>	<p>Schedule F – Infrastructure, Utilities, and Resources</p> <p>This schedule identifies the NWBPA and refers to the relevant policies of the Official Plan.</p>	<p>There may be opportunity to refine the mapping of the NWBPA to reflect the updated mapping prepared through ROPA 32. The section reference shown on Schedule F will be updated to align with the 2040 Plan.</p>