

Appendix 3 – Planning Analysis

Matters of Provincial Interest

Planning Act

The proposed Community Improvement Plan for Office Employment By-law has regard for Provincial Interest as set out in Part IV of the *Planning Act*. Subsection 28(2) of the *Act* allows the Council of local municipalities to designate the whole or part of an area covered by an official plan as a community improvement project area.

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. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the PPS.

The PPS aims to building strong healthy communities by promoting efficient land use and development patterns that supports strong, liveable, healthy and resilient communities, protecting the environment and public health, safety, and facilitates economic growth.

Section 1.7 Long-Term Economic Prosperity, of the PPS outlines policies to support long-term economic prosperity by promoting opportunities for economic development and community investment readiness.

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

The Growth Plan for the Greater Golden Horseshoe (GGH), 2020 (Growth Plan) is a higher level plan intended to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. One of the guiding principles of the Growth Plan is to provide flexibility to capitalize on new economic and employment opportunities as they emerge.

The GGH is experiencing a dramatic economic change from traditional industries to knowledge-intensive, high value-added activities that is increasing service and knowledge-based sectors.

Region of Peel Official Plan

The proposed City-wide Community Improvement Plan By-law for Office Employment conforms to the Region of Peel Official Plan objective of providing a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives.

The economic imperative promotes creating a strong, vibrant and prosperous economy that operates within the sustainability theme while encouraging environmentally friendly businesses and business practices, providing for an adequate supply of future employment lands.

Community Improvement Plans, Section 7.7.2.24 of the Region of Peel's Official Plan, highlights the Region's support to collaborate with area municipalities in preparing Community Improvement Plans to further goals, objectives and policies of their Official Plan and align with the recent adoption of the Region's Major Office Incentive (MOI) Program.

Brampton Official Plan

The proposed City-wide Community Improvement Plan By-Law for Office Employment conforms to the policies contained in Section 2.4.4 - A Dynamic and Prosperous Economy, by the City's commitment to sustain a dynamic and prosperous economy by attracting and retaining targeted employment growth to remain competitive and achieving excellence in advanced manufacturing and design technology.

Section 2.3 – Economic Factors and the Role of Brampton promotes the City to facilitate employment opportunities by providing the land and infrastructure to remain flexible to the influences of the global economy and the changing needs of business.

Section 5.13 – Community Improvement allows the City to adopt a Community Improvement Project Area through the adoption of a by-law to support the City's economic growth.