

2. CONTEXT OF THE 2006 OFFICIAL PLAN

The Greater Toronto Area-Hamilton (GTAH) is one of the fastest growing regions in North America. It is the destination of choice for many people looking to relocate from other parts of Canada and around the world because of its high quality of life and economic opportunities. Communities within the GTAH will continue to experience the benefits that come with growth including vibrant, diversified economies, higher education institutions, arts, culture and recreation.

Within the GTAH, the City of Brampton is located northwest of Toronto in the Regional Municipality of Peel. The City of Brampton was formed in 1974 by the amalgamation of the former Town of Brampton, parts of the former Town of Mississauga and the former Townships of Toronto Gore and Chinguacousy. The City of Brampton Planning Area, as defined in Bill 138, an *Act* to establish the Regional Municipality of Peel, as amended, represents a landmass of approximately 26,900 hectares (66,469 acres).

Over the past several decades, growth in the GTAH, especially employment growth, has been increasingly concentrated in the western half of the region. Today, the centre of gravity of the GTAH is as likely to be considered Lester B. Pearson International Airport as opposed to downtown Toronto. Brampton is well placed in this context, both to attract employment and residential growth within the western part of the GTAH. While housing markets are always cyclical, the attractiveness of the western half of the GTAH is unlikely to change significantly.

This Official Plan recognizes that the City of Brampton will absorb much of the growth that is forecasted for the GTAH region over the next 25 years, especially for ground related housing development. As the land supply dwindles in other areas of the GTAH, the City of Brampton continues to represent a significant component of the greenfield land needed to accommodate future residential and employment growth. According to forecasts completed on behalf of the Province, the GTAH is forecasted to grow from 5.81 million people in 2001 to 8.62 million in 2031. In 2006, Brampton's population is at about 430,000 people. The number is forecasted to reach 725,000 people by 2031.

Brampton will experience increased demands for employment lands in the coming years due to the long term outlook for economic growth in the GTAH, the building out of Mississauga's supply of greenfield employment lands, and the availability of employment land in the City near major transportation facilities. The employment level for Brampton is forecasted to reach 310,000 jobs by 2031.

With new growth, the City depends on its Official Plan to not only direct growth but to also provide the flexibility that is essential for mature neighbourhoods and business parks to adapt in the face of changing economic, social, physical and environmental considerations.

The following population, housing and employment forecasts are being used by this Official Plan to guide policy and land-use decision making over the next 25

years. The population forecasts have been adjusted to include the 4.2% census undercount

Population, Household and Employment Forecasts

	2011	2021	2031
Population*	522,000	652,000	725,000
Housing	155,000	200,000	230,000
Employment	225,000	280,000	310,000

On June 16, 2006, the Province of Ontario released “Places to Grow”, a Growth Plan for the Greater Golden Horseshoe under the *Places to Grow Act*. It is recognized that a subsequent exercise is required beyond the OP review described in Section 1.2 to fully implement the Growth Plan in Brampton.

2.1 PHYSICAL AND ENVIRONMENTAL CONSIDERATIONS

The City of Brampton is located about 45 kilometres from downtown Toronto. The inter-city links already include several major highways (Highway (Hwy) Nos. 401, 410, 407 and 427) as well as GO train/bus services. Both Canadian National Railway (C.N.R.) and Canadian Pacific Railway (C.P.R.) lines traverse Brampton and provide spur line access to industrial areas. The C.N.R. Brampton Intermodal Terminal is situated between Airport Road and Goreway Drive to the north of Steeles Avenue, while the C.P.R. Intermodal Terminal is located to the east of Highway 50 in the City of Vaughan. Lester B. Pearson International Airport, is within a 30-minute drive from Brampton’s Central Area, and is an additional factor making the City attractive for commercial and industrial investment. Within the life of this Plan, it is anticipated that Hwy 410 and Hwy 427 will both be extended further north beyond Brampton’s municipal border. An additional major north-south transportation corridor through the west side of Brampton or parts thereof is also anticipated to be developed within the timeframe of this Plan. As well, a new hospital, the Brampton Civic Hospital is under construction and is planned to be open in 2007.

The physiography of the City of Brampton is dominated by the gently rolling Halton-Peel till plain, with overlay areas of clay and silty sand, lacustrine till, moraine topographic features, and sand plain. The principal vegetation corridors are the valley systems, predominated by the Credit River and the western tributaries of the Humber River. Groundwater generally follows the trend of surface water movement and topography. The Brampton esker represents a distinct hydrogeological feature extending over 8 kilometres in a southeasterly direction from Heart Lake to south of Bovaird Drive with substantial reserves of sand and gravel forming a major aquifer and important regional groundwater supply. The after-use of these pits for primarily recreational and residential purposes is an important part of the Plan.



Peel Region and Surrounding Areas

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Two major conservation areas (Claireville and Heart Lake), together with additional lands owned by the Toronto and Region Conservation Authority are significant permanent open space resources. Also contributing to open space resources are the City's park system and the natural heritage features and areas acquired and secured through the development approvals process.

The major waterways traversing Brampton - the Etobicoke Creek, Fletchers Creek, Mimico Creek, Credit River and Humber River - represent the backbone of the City's natural heritage system. These land and water ecosystems provide both constraints and opportunities to development – natural environmental hazards and the biodiversity and beauty from sensitive lands. The protection of the natural heritage system provides environmental, ecological and social values that will improve the quality of life in the City including passive recreational opportunities and natural aesthetic relief and buffering from built form.

This Plan promotes the principles of sustainability and an ecosystem approach to planning where the environment is considered on a level with social and economic concerns. The approach recognizes the dynamic interrelationship of all elements of a biophysical community, which require long-term management to achieve a sustainable, healthy ecosystem. An ecosystem approach works on multiple levels of system-based planning, from higher order Official Plan policies, to subwatershed studies, to site specific implementation policies and requirements are an component of this approach.

Objectives

It is the objective of this Official Plan to:

- a) Maximize the City's strategic position and existing transportation connections within the GTAH and develop further infrastructure/transportation and economic links with the balance of the GTAH; and,
- b) Conserve and protect the City's natural heritage system and quality of life through sustainable development practices, sound natural hazard management, and a systems-based ecosystem approach to land-use planning and development.

2.2 SOCIAL CONSIDERATIONS

According to the 2001 Census, the City of Brampton reached a population of 325,000. This represents an increase of over 57,000 people since 1996. It is anticipated that Brampton will continue to experience a high growth rate, attracting a larger share of Peel Region's growth, particularly since the City of Mississauga's greenfields are just about developed and Brampton continues to have a supply of developable land within its municipal boundaries.

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Brampton's population will reflect the aging trend of the Canadian population as a whole. In anticipation of the needs of older people as well as the need to conserve energy, the Plan emphasizes an integrated, pedestrian oriented urban structure with community services and shopping readily accessible in the Downtown and throughout the City. This Plan aims to facilitate the mobility of our aging population so that they may take full advantage of the many community services and programs available in Brampton such as assisted living, dietary services, and health care. The aging population must be able to optimize the enjoyment and independence of their lives free of any impediments.

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Creating a barrier free municipality is an important theme of this Official Plan. The City is committed to ensuring that people of all ages and abilities enjoy the same opportunities as they live, work, play, visit and invest in our City. The prevention of new barriers and the reduction and removal of existing barriers for people with disabilities is essential for providing increased accessibility in a fiscally responsible manner. The City recognizes that enhancing accessibility is sound public policy that provides increased opportunities, inclusion and dignity for people of all ages and abilities.

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This Plan also recognizes that Brampton's population consists of many cultures and that the City has become a point of destination for new immigrants. Brampton's diverse population has enriched the City with cultural amenities and new ways of thinking. It is essential that this Plan remains flexible and adaptive to the changing face of Brampton, by keeping communication channels open and actively engaging residents and businesses.

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A wide mixture and range of housing within neighbourhood districts represents a key objective of the Official Plan. Within this framework, a variety of neighbourhoods each with its own individual character can exist side-by-side and share community services. The focus of the Official Plan's housing policy is to provide the opportunity to accommodate the entire housing continuum to meet the needs of a diverse community.

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Creating a barrier free environment and dealing with the changing face of Brampton, including an aging population, new immigrants and a growing lower income group in the urban area, will require a multi-faceted social services system. This Plan recognizes that cooperation from all levels of government, the general public and business will be an integral part of dealing with growth and the demographic changes that brought about, typical of other GTAH communities.

Objectives

It is the objective of this Official Plan to:

- a) Remain flexible to the changing face and needs of Brampton by fostering an open dialogue through active citizen participation with Brampton residents and employers;
- b) Promote a barrier free municipality that provides increased opportunities, inclusion and dignity for people of all ages and abilities in all aspects of design, planning and policy development; and,
- c) Work with all levels of government and City residents to facilitate the provision of social services systems that empower Bramptonians to strive and reach their full potential.

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2.3 ECONOMIC FACTORS AND THE ROLE OF BRAMPTON

Brampton's current economy has evolved from the growth processes that have been at work in the GTA economy over the past three decades. These same forces will continue to shape the Brampton economy today.

From an independent agricultural community to a major centre of commerce serving the surrounding rural areas, to a major residential satellite of Toronto, to a major industrial suburb, to a multi-dimensional full service urban economy, these are the growth phases, which represent Brampton's economic history and near future.

Large-scale industrial development started in Brampton only 40 years ago, but today this sector represents the major employer for Brampton residents. Office and service facilities have followed manufacturing but at a slower pace. This Plan aims to balance industrial and manufacturing employment with office development opportunities in strategic locations.

Excellent existing and future accessibility via road, rail and air ensures a good competitive position for Brampton in attracting commercial, office and industrial establishments. A strong non-residential assessment together with sound financial management are essential to support a desirable quality of life as the City continues to grow. As a result, the rate of growth must be related and linked to the City's ability to maintain a favourable financial position.

Brampton's ability to compete in the global marketplace over the next two decades will be determined by how responsive the local economy can be to accommodate new world-wide patterns of business development: the new information industries,



Industrial Lands - Biscayne
Crescent



The Auto Industry is a
major employer in the City

Context of the 2006 Official Plan

October 7, 2008



Coca Cola Bottling Company

business services, growth in personal and leisure services, technological advances in production processes, the home occupation phenomenon, changes in the composition of population, labour force and employment, and the rapid evolution of a global economy.

Objectives

It is the objective of this Official Plan to:

- a) Balance industrial and manufacturing employment with office development opportunities in strategic locations;
- b) Ensure that overall job growth is appropriately balanced with population growth; and,
- c) Facilitate employment opportunities by providing the land and infrastructure required by today's employers and to remain flexible to the influences of the global economy and the changing needs of business.

2.4 THE STRATEGIC PLAN: SIX PILLARS SUPPORTING OUR GREAT CITY

Through sound administration and responsible government, the City has initiated and completed a number of programs aimed at providing citizens with the highest quality of life. Guiding all City initiatives is a vision formulated with extensive input from the public, business and the City's employees. It is a vision that is carved out of the City's past experiences and evolving relationship with the rest of the GTAH. That vision is to form "*a vibrant, safe and attractive city of opportunity where efficient services make it possible for families, individuals including persons with disabilities and the business community to grow, prosper and enjoy a high quality of life*".

The City's Strategic Plan represents a blueprint of the City's overall development and management, and is the foundation upon which all future City plans, including the Official Plan will be based. The Six Pillars i.e., the main components of the Strategic Plan include Modern Transportation Systems; Managing Growth; Protecting our Environment, Enhancing Our Neighbourhoods; A Dynamic and Prosperous Economy; Community Lifestyle and, Excellence in Local Government. It is the intent of this Official Plan to advance the objectives of the Strategic Plan in all matters of land-use planning and policy development.

2.4.1 Modern Transportation Systems

Through the City's Transportation and Transit Master Plan and other servicing plans, Brampton will develop a safe, efficient and accessible transportation system for moving people, including persons with disabilities, and goods, as well as provide improved and efficient linkages within the Greater Toronto Area.

Six Pillars



Supporting Our Great City



Context of the 2006 Official Plan

October 7, 2008



Objectives

It is the objective of this Official Plan to:

- a) Create an integrated and expanded transportation network to provide a high level of service tied to the rate of distribution of growth within the City and to enhance accessibility for all residents including persons with disabilities;
- b) Expand public transit service for Brampton's residents including persons with disabilities and employers and to provide seamless connections to popular destinations within the GTA; and,
- c) Build a pathway system that is accessible to all including persons with disabilities through a series of walking, cycling and multi-use trails that connects Brampton's major destinations and links with other trails systems outside Brampton.



Highway 410

2.4.2 Managing Growth

Brampton administers a Growth Management Program that coordinates and stages the level and distribution of new development in relation to the delivery of specific infrastructure (roads, sewers and water) and community services (schools, fire stations, parks and recreation facilities and transit) required to support such growth in a manner that minimizes public costs and optimizes service levels to both residents and business.





Objectives

It is the objective of this Official Plan to:

- a) Maintain an effective development approval process that optimizes the public and economic benefits of growth, while working to provide the necessary services and infrastructure to serve residents and businesses today and in the future;
- b) Promote balanced land-use development that will accommodate population, housing and employment growth to 2031, through community block planning, higher density and mixed-use development in the Central Area and along major corridors and designating sufficient commercial lands;
- c) Reinforce Downtown Brampton and the Central Area as a primary location for business, shopping, dining, entertainment, cultural venues and programs;
- d) Promote economic prosperity, improve live/work ratios and enhance the economic integrity of the municipality by ensuring that an appropriate amount of land is designated for mixed use residential and commercial/employment uses; and,
- e) Promotes the efficient use of existing City and Regional services and infrastructure.

2.4.3 Protecting Our Environment, Enhancing Our Neighbourhoods

Brampton is committed to conserving and protecting the natural heritage system for the citizens of Brampton to enjoy and building a community that preserves Brampton's heritage and achieves a high standard of civic design for the whole City. When planning and designing transportation corridors to achieve transit-oriented, mixed-use development, the City recognizes the importance of accessibility and pedestrian-friendly streetscapes. The City further recognizes that healthy, sustainable communities integrate natural systems that provide for an accessible parks and recreation system that is based within a cohesive and comprehensive natural heritage system.

The City Council has adopted the Development Design Guidelines to guide the development and planning of Brampton to promote high physical design standards for civic and private projects; and to implement sustainable development objectives including the creation of highly liveable, compact, integrated and transit-supportive communities and to ensure interfacing the urban built form with the natural heritage system to contribute to natural features, functions and linkages.

Objectives

It is the objective of this Official Plan to:

- a) Preserve the City's diverse natural and cultural heritage for generations to come by ensuring development is sensitively located, integrated and compatible with the natural environment and existing cultural landscapes;
- b) Promote the development of attractive, well-functioning and accessible communities through design guidelines including the City of Brampton Accessibility Technical Standards and to recognize the importance of accessible, pedestrian-friendly and transit oriented development;
- c) Conserve and protect the long term ecological function and biodiversity of the natural heritage system;
- d) Ensure that the community is protected from environmental pollution and nuisance;
- e) Promote development and land use patterns that do not pose a risk to public health and safety in areas that are affected by either human and/or natural hazards;
- f) Promote the application of practical and progressive energy, soil, water and air conservation standards; and,
- g) Enhance the image of Brampton through the promotion of the Flower City Strategy in all aspects of development.

2.4.4 A Dynamic and Prosperous Economy

The City is committed to fostering Brampton's emergence as one of Canada's most dynamic and prosperous local economies by attracting and retaining targeted employment growth in strategic locations, including Brampton's Downtown and Central Area; supporting a competitive business infrastructure; achieving excellence in advanced manufacturing and design technology; promoting local job growth through entrepreneurship; and by sharing Brampton's identity with key sectors of the economy.





Italpasta Limited,
Nuggett Court

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5.0 Community Lifestyle



Brampton Soccer Leagues

Context of the 2006 Official Plan

October 7, 2008

Objectives

It is the objective of this Official Plan to:

- Attract Brampton's share of the Province's growth in terms of population and employment through a balanced and diverse local economy and the promotion of cultural diversity that is supported by the appropriate infrastructure;
- Support a competitive business structure through enhanced technology, expanded transportation systems, and making it easier for business to obtain strategic economic development information and professional resources; and,
- Promote Brampton as a tourist destination in partnership with Brampton business associations, City departments, senior levels of government, and community stakeholders.

2.4.5 Community Lifestyle

It is the City's goal to continue to provide a high level of service excellence in areas that Brampton residents are most proud of, namely: parks, recreation and sports; police and emergency services; cleanliness; multiculturalism; arts and culture; and Brampton's rich history.

Objectives

It is the objective of this Official Plan to:

- Foster a unique sense of civic pride and local identity that caters to the City's cultural diversity and unique amenities;
- Ensure that people of all ages and abilities enjoy the same opportunities as they live, work, play, visit and invest in our City;
- Provide safe, integrated communities that are supported by exceptional emergency services and risk management programs; and,
- Provide a natural heritage and recreational open space system and related resources for residents including those with disabilities to enjoy and pursue recreational and other leisurely activities.

2.4.6 Excellence in Local Government

Brampton strives to be a leader in responsible government that caters to the needs and desires of its residents and employers. The City is committed to delivering the services that the community values most in an effective and efficient manner.

Objectives

It is the objective of this Official Plan to:

- a) Foster a high level of citizen participation and maintain an environment of open communication that invites the public to participate in open decision-making process concerning City services and operations;
- b) Provide service plans that are sustainable and responsive to the changing community needs;
- c) Facilitate long-range financial strategies that maintain a competitive level of municipal taxation and user fees; and,
- d) Provide increased accessibility in a fiscally responsible manner through the prevention of new barriers and the reduction and removal of existing barriers for persons with disabilities.



Mayor's Town Hall Meeting

2.5 POLICIES OF OTHER LEVELS OF GOVERNMENT

A variety of planning, regulatory and financial policies of other levels of government have an impact on the preparation of a new Official Plan for Brampton. Some of these constitute statutory requirements which the City's policies must conform. Others, particularly financial assistance programmes, are of a supportive nature.

2.5.1 Federal Government

In the year 2000, the Federal Government created the Infrastructure Canada Program aimed at improving infrastructure in Canada's urban and rural communities and to improve quality of life through investments that protect the environment and support long-term community and economic growth. This Official Plan recognizes the Federal Government's renewed support on matters related to urban municipalities and anticipates taking full advantage of the resources offered through the Infrastructure Canada Program for several Brampton infrastructure and sustainable development initiatives.

Other regulatory policies under Federal jurisdiction with an impact on planning in Brampton are those relating to the Lester B. Pearson International Airport. This

major transportation facility offers excellent accessibility to Brampton's employment areas but also represents a significant constraint within noise sensitive zones. The federal government also maintains regulatory policies under the *Federal Fisheries Act* for the protection of fish habitat.

Objectives

It is the objective of this Official Plan to:

- a) Work together with the Federal Government on matters affecting urban development in Brampton and take full advantage of the Federal Infrastructure Program in terms of funding and support;
- b) Work with the Greater Toronto Airport Authority (GTAA) to facilitate their operations and delivery of air services to serve Brampton residents and businesses; and,
- c) Ensure compliance with all the relevant federal regulations and policies.

2.5.2 Provincial Government

The Provincial Government is a planning authority in Ontario. Under the *Planning Act*, the Province delegates some of its planning authority to the municipalities while retaining control through the approval process. Municipalities must conform to approved policies of the Provincial government and its agencies. The Ministry of Municipal Affairs and Housing has delegated much of the planning authority to the regional and local municipalities. The Region of Peel has been delegated this authority. The Province has also implemented a “one-window” approach for providing comments on provincial matters. This “one-window” approach streamlines and coordinates the input of information that was previously provided individually by the Provincial Ministries of Municipal Affairs and Housing; Public Infrastructure Renewal; Environment; Natural Resources; Transportation; Citizenship, Culture and Recreation; and Agriculture, Food and Rural Affairs.

Matters of Provincial interest, as set out in the *Planning Act*, include among other matters, the protection of the natural environment, public health and safety, the provision of educational, health, transportation services, the financial well being of the municipalities and the provision of a range of housing types. The major Provincial policies affecting Brampton are those concerning the effective and efficient use of land, resources, infrastructure, public services and facilities, and the long term protection of ecological function and biodiversity of the natural heritage system.

Among other matters, the Province has embarked upon a number of planning policy initiatives during this Official Plan Review which will have an impact on the City:

- *Greenbelt Act, 2005* and Greenbelt Plan
- *Strong Communities Act, 2004*
- *The Planning and Conservation Land Statute Law Amendment (Bill 51)*
- Provincial Policy Statement
- *Places to Grow Act, 2005* and Growth Plan
- *Accessibility for Ontarians with Disabilities Act, 2005*

Greenbelt Plan

The Greenbelt Plan is prepared under the *Greenbelt Act, 2005*. It identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features, functions and linkages of the natural heritage system. The Greenbelt Plan includes lands within, and builds upon the ecological protections provided by the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP). It also complements and supports other provincial initiatives such as the Parkway Belt West Plan and the Rouge North Management Plan.

About 200 hectares (500 acres) of land in Northwest Brampton are affected by the Greenbelt Plan and are identified as “Protected Countryside”. This land predominantly follows the Credit River Valley and includes a protective buffer on the north side of the valley. Several layers of policy provide protection for Credit River Valley in addition to the policies of this Official Plan, the Region of Peel Official Plan and Credit Valley Conservation policies.

The City is undertaking a Greenbelt Plan conformity exercise to bring the Official Plan into full conformity with the Greenbelt Plan, including mapping. Until such time as the conformity exercise is complete, the policies in Section 4.5.14 shall apply.

Strong Communities (Planning Amendment) Act, 2004

On November 30, 2004, the *Strong Communities (Planning Amendment) Act, 2004*, (Bill 26) received Royal Assent. This *Act* gives municipalities additional time to review and approve development applications and prevents appeals to the Ontario Municipal Board of urban expansions opposed by municipal governments. The *Act* allows the Province to declare certain matters under appeal to the Ontario Municipal Board to be of provincial interest. The *Strong Communities (Planning Amendment) Act, 2004*, also requires that planning decisions “shall be consistent with” the Provincial Policy Statement, which provides direction for all land use planning decisions. The “shall be consistent with” provision came into effect on March 1, 2005 to coincide with the new Provincial Policy Statement (2005) and will apply to those applications and matters commenced on or after March 1, 2005.





Provincial Policy
Statement

The Planning and Conservation Land Statute Law Amendment (Bill 51)

The Planning and Conservation Land Statute Law Amendment Act, generally referred to as Bill 51, implements numerous amendments to the *Planning Act* and the *Conservation Land Act*. Bill 51 modifies aspects of the land use planning process, provides additional tools for implementing provincial policies and gives further support to sustainable development, intensification and brownfield sites.

The enactment of Bill 51 on January 1, 2007 came after Council's adoption of this Plan in October 2006. The City is currently undertaking a conformity exercise to review changes required to this Plan to implement Bill 51. Any amendment to implement Bill 51 will be subject to full public consultation before Council adoption.

Provincial Policy Statement

The Provincial Policy Statement (PPS) is issued under the authority of Section 3 of the *Planning Act*. It provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial "policy-led" planning system that recognizes and addresses the complex inter-relationship among environmental, economic and social factors in land use planning. In particular, the new PPS contains improved policies for environmental protection. The policies provide for enhanced protection of the environment by identifying the significance of the natural heritage system and water resources, including natural hazards and water quality, air quality and energy use. As well, the PPS provides policies for protecting public health and safety which promote the reduction of the potential for public cost or risk to residents from natural or human-made hazards.

The new Provincial Policy Statement came into effect on March 1, 2005. This coincides with the effective date of Section 2 of the *Strong Communities (Planning Amendment) Act, 2004*, which requires that planning decisions on applications that are subject to the new PPS "shall be consistent with" the new policies.

The new Provincial Policy Statement provides a higher degree of protection for employment lands against conversions to residential uses. The new policies also provide for intensifications and brownfields development to ensure the maximum use of sewer, water and energy systems, roads and transit.

The new PPS also provides for more transit-friendly land-use patterns using intensification and more compact, higher density development, as a means of bringing more people closer to the transit routes.

Growth Plan

On June 13, 2005, Bill 136, the *Places to Grow Act, 2005* received Royal Assent. The *Act* provides a legal framework necessary for the government to designate any geographic area of the Province as a growth area and develop a

growth plan in collaboration with local officials and stakeholders to meet specific needs across the Province.

The *Places to Grow Act* enables the government to plan for population growth, economic expansion and the protection of the environment, agricultural lands and other valuable resources in a coordinated and strategic way. The legislation is provincial in scope and allows for growth plans in any part of Ontario.

On June 16, 2006, the Growth Plan for the Greater Golden Horseshoe, 2006 was released. The Growth Plan designates Brampton as a Growth Centre within the Greater Golden Horseshoe area. It outlines growth targets for the GTAH requiring a higher proportion of development within current built up areas and higher density development patterns in general.

Overall, the Growth Plan sets the stage for Peel to absorb a larger portion of the growth projected for the western half of the GTAH. The forecasts used for the Growth Plan allocate about 1.64 million people to the Region of Peel by 2031.

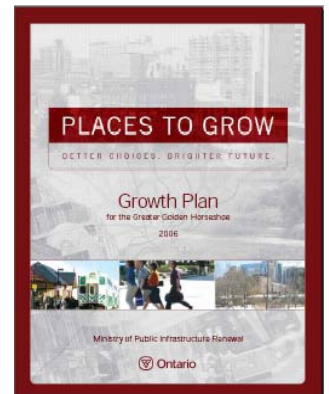
In accordance with the *Places to Grow Act, 2005*, municipalities are required to bring their official plans into conformity with the Growth Plan within three years of the Plan coming into effect. The strategic policy direction of the Growth Plan has been incorporated throughout this Official Plan including that respecting employment areas and conversion requirements.

The City shall undertake a Growth Plan conformity exercise and include detailed policies in the Official Plan to be implemented by way of an Official Plan amendment to implement the Growth Plan. The City will have this undertaking completed within the timeline set in the *Places to Grow Act*. As well, the City will review and update the relevant secondary plans to ensure conformity with the Growth Plan. In the meantime, the City shall continue providing planning services in accordance with the Growth Plan and all other relevant legislation.

Accessibility for Ontarians with Disabilities Act, 2005

The *Accessibility for Ontarians with Disabilities Act, 2005* is intended to improve access and opportunities for persons with disabilities. As a result of the passage of the *Act*, complementary amendments were made to several statutes including the *Planning Act*. Planning approval authorities are to have regard to accessibility for persons with disabilities in their land use planning, development decisions and when considering a draft plan of subdivision. The scope of the *Accessibility for Ontarians with Disabilities Act 2005* includes the private sector as well as government and the broader public sector.

In accordance with the *Act*, the City prepares the annual Municipal Accessibility Plan to set out accessibility programs and initiatives for the coming year and measure performance for the previous year. In 2005, City Council adopted the City



Growth Plan for the Greater Golden Horseshoe 2006

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of Brampton Accessibility Technical Standards to implement universal design in properties owned, operated or leased by the City and to encourage the private sector and others to follow.

Objectives

It is the objective of this Official Plan to:

- a) Work together with the Province to implement the Provincial Policy Statement and other Provincial legislation as amended from time to time including recent legislation, the *Greenbelt Act*, *Strong Communities (Planning Amendment) Act*, *Places to Grow Act*, and the *Accessibility for Ontarians with Disabilities Act*.

2.5.3 The Region Of Peel

The Regional Municipality of Peel came into existence on January 1, 1974, under the Province of Ontario's *Regional Municipality of Peel Act*. The legislation also established the lower tier constituent municipalities of the City of Brampton, the City of Mississauga, and the Town of Caledon. The Region of Peel provides a wide range of services to those living and working in Peel. These include: construction and maintenance of regional roads, waste managements, water and sanitary sewers, regional planning, social assistance, assisted child care, homes for the aged, transit for the disabled, community health, non-profit housing, heritage, an emergency 911 taking service to those living and working in Peel, policing, conservation authorities oversight, hospitals and the Children's Aid Society.

The *Regional Municipalities Act* and the *Planning Act* direct Regional Council to prepare and adopt a Region Official Plan for Peel. The Region of Peel Official Plan is the primary long-range strategic land use policy document for the Region of Peel. The Official Plans of Mississauga, Brampton and Caledon must conform to the Regional Official Plan.

Objectives

It is the objective of this Plan to:

- a) Comply with the policies and procedures of the Regional Official Plan and continue to work with the Region to ensure the appropriate and timely delivery of infrastructure and services necessary to support Brampton residents and business.

2.5.4 Neighbouring Municipalities

The City of Brampton planning area is affected by growth patterns and policies of all of its neighbours: the City of Mississauga, the Town of Caledon, the Town of Halton Hills, the City of Vaughan and the City of Toronto. Only Mississauga and Toronto are fully urbanized communities while the City of Vaughan will be predominantly urbanized within the timeframe of this Plan. Caledon is largely characterized by its rural character, but contains a number of rural services centers like Bolton, Caledon East and Mayfield West. Caledon and the Town of Halton Hills are expected to be allocated some of the population and employment growth attributed to the GTAH but to a much lesser degree than Brampton.

During the term of this Plan, Brampton will continue to expand largely by virtue of its location within the GTAH and the fact that Mississauga will have fully developed its supply of greenfield lands. The planning choices that shape the City of Brampton also have a profound effect on the adjacent municipalities as boundaries become less obvious given the nature of settlement patterns external to the City of Toronto.

Within the period of this Plan, the expansion of Brampton's transportation network will further strengthen links with Brampton's neighbours. The City's Transportation and Transit Master Plan sets the basis for integrating the City's transportation system with the evolving inter-regional transportation capacity in the City of Mississauga, Region of York and the Greater Toronto Area. Programs such as Brampton's innovative AcceleRide Bus Rapid Transit (BRT) initiative together with increased and expanded GO Transit services will continue to strengthen Brampton's relationship with the rest of the GTAH.

Objectives

It is the objective of this Plan to:

- a) Cooperate with neighbouring municipalities on matters of land-use planning and policy development, infrastructure planning and the long term protection and enhancement of the natural heritage system; and,
- b) Build stronger relationships with adjacent municipalities through the logical extension of transportation services and compatible growth patterns.



Implementation of the
AcceleRide Program