

Draft Brampton Plan - Commenting Matrix

Date	Organization / Department	Commenter Name & Title	Section or Policy Reference	Nature of Comment	Comment	Brampton Plan - Staff Response
28-Dec	General Public	Susan Laberge	General comment	Revision Requested	Vision 2040 requires each project to be approved by the Urban Design Review Panel to ensure that the design sustainability score is improved and incorporates these neighbourhood improvements as well as "Green Building Strategies" like solar panels, passive solar, geothermal and green roofs. Although Vision 2040 hasn't been officially incorporated into the Strategic Plan yet, and therefore these initiatives may not be a by-law requirement, we should be considering our carbon footprint for any new project approvals rather than fall behind before the new Brampton Plan is approved.	Comment Received
28-Dec	General Public	Susan Laberge	General comment	Revision Requested	I support Vision 2040 and I am in favour of higher density housing in all our neighbourhoods to provide desperately needed, affordable living options for all our residents, but we must ensure appropriate transitions in height and use of land to maintain our family friendly communities. We shouldn't be destroying the streetscape and heritage features by approving building by-law adjustments for multi-unit high-rise buildings that increase traffic congestion and sidewalk crowding, and cast permanent shade on adjacent established single family homes. Current adjustments to the building by-law should adhere to the new Plan's guidelines and ensure height transitions with low-rise and then medium-rise to avoid destroying our neighbourhoods. Temporarily halt zoning changes to permit high-rise buildings that don't allow appropriate transitions.	Comment Received - There are a number of relevant sections in the Plan, specifically in section 2.1.1 "Principles of the City Structure", placing the four pillars of sustainability as the foundations for creating communities. These themes are woven throughout the Plan and specifically explored in the "Sustainability and Climate Change" Building Block in Chapter 3.
28-Dec	General Public	Susan Laberge	General comment	Revision Requested	It will be necessary to clearly state how we will "improve walkability and provide safe pedestrian roads" in the Plan. It should include actual speed limits and traffic control options. Pedestrian safety cannot be attained if the speed limit exceeds 30 km as described in the 880.org details. And redesign of roads and intersection turning lanes that presently give automobiles the priority must be implemented. Our established neighbourhoods with narrow streets will be difficult to convert and adding occasional speed cushions and cameras will not resolve the current dangers. Very low speed limits, more stop signs and roads with multiple speed cushions placed within short distances may help and would not only reduce the danger to pedestrians, it may help discourage car use.	Comment Received - see Vision Zero, a strategy to eliminate all traffic injuries by increasing safe mobility for everyone
28-Dec	General Public	Susan Laberge	General comment	Revision Requested	Provide proper care and planting of native trees on city boulevards that will grow tall and maintain the tree canopy to seriously fight climate change. Hundreds of mature trees were recently lost to ice and wind storms and the Ash beetle infestation and many have been replaced with less beneficial, non-native lower growing, decorative and flowering trees. Investing more in a pro-active mature tree maintenance program now will save us the costs to our health and climate change effects in the future. At present, city boulevard trees are only attended to when a resident reports a serious problem. Trees on private property are not currently being managed effectively which is probably due to the high cost of staffing that would be required, but there must be a better way to oversee our mature trees. We should ensure that all new owners are formally and clearly notified of the Tree By-law before they take possession and then we should improve enforcement with the property owner and the tree cutting businesses.	Comment Received - Brampton Plan aligns with the one million trees program, the City's tree canopy target to 2040, to help mitigate and adapt to climate change
28-Dec	General Public	Susan Laberge	General comment	Revision Requested	Environmental pollution controls could be more detailed in the new Plan. The City is guilty of being the biggest culprit when applying road and sidewalk salt that is polluting our stormwater that poisons our vital rivers and lakes. Although we need to use some salt, I know that a very small amount, placed carefully at the proper time will keep the roads and sidewalks safe. The city roads department dumps thick layers and regularly large mounds of salt on roads and sidewalks, mainly because the equipment is faulty and not dispersing the salt at a low level and/or the operator is not taking time to do the job properly. Fines could be introduced for polluting our stormwater just like other pollution spills and the fines should be applied to the City Roads Department too!	Comment Received
19-Jan	Bell Canada	Norm Lingard, Senior Consultant - Municipal Liaison	General comment	Revision Requested	Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can assist Brampton to be a connected community. We have reviewed the Brampton Plan Draft, and have no specific concerns at this time, and offer the following comment. Bell Canada understands the City's desire to support high quality urban design through built form to enhance the appearance and livability of its urban areas and we look forward to the opportunity to work with the City to find solutions that align as much as possible with the municipality's urban design interests in principle, where feasible.	Comment Received
03-Feb	Malone Given Parsons - Yaru Developments and Yaru Developments Inc	Joan MacIntyre - Principal Planner	General comment	Revision Requested	We request that the City make Planned MTSA QUE-15 a priority for undertaking the necessary MTSA studies required to classify it as a primary or secondary MTSA in the new Official Plan.	Comment addressed
28-Feb	GSAI Glen Schnarr & Associates Inc.	Jennifer Staden	General comment	Revision Requested	The draft (parent) Official Plan (December 2022 version) proposes to designate the Subject Property as "Mixed Use", however in reading the draft "Mixed Use" policies, industrial uses are not permitted in "Mixed Use" areas. The "Mixed Use" designation therefore contradicts the proposed MTSA land use designation of "Light Industrial Mixed-Use", on the southern portion of the Subject Property. The "Mixed Use" designation in the draft parent Official Plan is of concern, as it would not permit the full vision of the MTSA study (continued/future industrial uses on the southern portion of the lands). While existing industrial uses on the Subject Property would be protected as legal non-conforming uses, the "Mixed Use" designation in the parent Official Plan could prohibit or hinder our client from any expansions or improvements to better utilize the lands for continued industrial purposes. We recommend adding policies in the draft Official Plan under the "Mixed Use" land use permissions that permit the continued/expanded industrial uses in appropriate locations.	Comment addressed
28-Feb	GSAI Glen Schnarr & Associates Inc.	Jennifer Staden	General comment	Revision Requested	We acknowledge that in the draft MTSA land use schedules, the northern portion is designated as "Medium Density Mixed-Use", and the southern portion designated as "Light Industrial Mixed-Use". We have concerns that the new "Medium Density Mixed-Use" designation on the northern portion would not appropriately recognize or protect industrial uses on the Subject Property. Policies should be added protecting industrial uses in mixed-use areas and any Secondary Plan update should include policies recognizing existing and continued industrial uses, as well as transitional policies. Similarly, the "Medium Density Mixed-Use" designation pertaining only to the northern portion of the Subject Property could limit the development potential of the southern portion of the Subject Property, which may eventually be envisioned for residential uses. We recommend the "Medium Density Mixed-Use" permissions be extended to the southern portion of the Subject Property, while still protecting existing/future industrial uses.	Comment addressed
28-Feb	GSAI Glen Schnarr & Associates Inc.	Jennifer Staden	General comment	Revision Requested	Regarding the proposed "open space" designation on part of the Subject Property, as these lands will contribute towards public enjoyment and access, they ought to count towards parkland dedication in future development applications.	Comment addressed
28-Feb	GSAI Glen Schnarr & Associates Inc.	Jennifer Staden	General comment	Revision Requested	We are in support of policies that reduce or mitigate interface and compatibility issues.	Comment Received

28-Feb	GSAI Glen Schnarr & Associates Inc.	Jennifer Staden	General comment	Revision Requested	We note that staff mentioned at the February 13, 2023 public meeting that maximum building heights will be removed from MTSAs policies, in response to Minister Clark's letter to Peel Regional Chair Nando Iannicca. We are supportive of this revision.	Comment Received
13-Mar	Good mans LLP	Anne Benedetti	General comment	Needs Discussion	The current draft Brampton Plan identifies the Bank Bros' Lands as an "Employment Area" and a "Priority Transit Station Area" and proposes to designate the lands "Mixed Use Employment". Further, the Plan includes a set of policies that apply to lands designated "Mixed Use Employment" and identified as "Priority Transit Station Areas" including a policy that provides that where a Major Transit Station Area Study has been completed and approved through an amendment to the draft Brampton OP, compatible new residential uses that do not conflict with the main employment uses may be permitted without the need for a Municipal Comprehensive Review process. Our client's key concern is the protection of their existing industrial use, its ability to adapt and expand, and the associated jobs. Any draft Brampton Plan that considers the introduction of sensitive uses including residential uses in proximity to industrial facilities, such as the facility located on the Bank Bros' Lands, must require that protections are in place to ensure that land use compatibility is achieved and that the existing industrial facilities and their ability to operate and expand are not negatively impacted.	Comment received - the provincial growth plan permits residential uses within MTSAs within protected growth areas
02-Jun	MHBC	Oz Kemal	General comment	Revision Requested	The draft OPA has created several layers of land uses for the Mount Pleasant GO MTSAs that includes: Town Centre, Mixed Use, Corridors, MTSAs and Design Priority Areas. Added to this, is the current Fletcher's Meadow Secondary Plan policies and the 44-1 Precinct Plan. The purpose of an Official Plan Review is to simplify and clarify land uses and to guide development in the next 5 to 10 years. Focus land development for the Mount Pleasant GO through the MTSAs policies only.	Comment received - Brampton Plan provides high level direction for the specific MTSAs policies.
02-Jun	MHBC	Oz Kemal	General comment	Revision Requested	It is also recommended that the Official Plan simplify terms for Building Typologies to low-rise, mid-rise and high-rise and eliminate the term 'plus'.	Comment received
02-Jun	MHBC	Oz Kemal	General comment	Revision Requested	The document appears to be created as a compilation of all City department documents, such as the Transportation Master Plan, the Parks & Recreation Master Plan, Regional Housing programs and services, a Community Development Plan and the City Council's Strategic Plan. For example, the majority of the document's policies do not guide a land use development application for one building, nor fall under Planning Act matters, with many representing the City's operational matters, such as: <ul style="list-style-type: none"> • Vision Zero and traffic fatalities s.3.4.3.2 • Vulnerable Communities s.3.2.4.4 • Emergency Planning Procedures s.3.2.4.11.a • City's Green Procurement practice s.3.6.1.8; and, • Tourism s.3.6.2.8. The recommendation would be to remove non-development related policies while referencing the multiple City plans and deferring to their content. An example is the section on Urban Design.	Comment received - through the final, third draft, repetition/redundancies will be addressed. Please refer to the third draft for addressing this comment.
02-Jun	MHBC	Oz Kemal	General comment	Revision Requested	Policy 3.1.1.4.1 requires that High-Rise and High-Rise Plus Buildings are to be of high-quality architecture. Under Bill 23, ascertaining design quality of buildings is no longer permissible. Policy 2.2.3.12 also states that a 'high level of design excellence' is required and that a building is to be 'in conformity' with the Urban Design policies of the OPA. Similarly, adding a regulatory standard within a policy document is not supported, such as 3.1.1.37.1, states that Mid-Rise Buildings shall 'generally', not exceed 100 metres in length. As recommended above in Recommendation 3, the Official Plan should remove all urban design-related policies and defer to the City-Wide Urban Design Guidelines and/or area specific Urban Design Guidelines.	Comment received - please see comment above.
02-Jun-23	Urban Strategies / Sheridan	Leigh McGrath	General comment	Supportive	Supportive of Schedule 1, Urban Centers designation, Boulevards, Mixed Use Areas designation, NHS direction	Comment received
02-Jun-23	Urban Strategies / Sheridan	Leigh McGrath	General comment	Revision Requested	While the policy direction to enable the desired mix of uses on Davis Campus and the role of Davis within the proposed Uptown Urban Centre is aligned with Sheridan's vision for their campus, the current draft of the Official Plan does not include direction on how and when the City's Secondary Plans will be updated to conform to the direction of the parent Official Plan. We encourage the City to consider a concurrent update to the Fletcher's Creek Secondary Plan to eliminate outdated policy direction for the Davis campus and to assist in streamlining future approvals processes. We welcome the opportunity to work with you to determine an expeditious way forward to align all levels of planning policy that apply to Davis Campus. Reducing barriers to implementation and processing timelines for Sheridan is important for the timely delivery of needed educational and community-supporting infrastructure that will support Sheridan's students and the Brampton community at large.	Comment received - key priority growth areas will be prioritized for secondary plan updates. The Steeles Ave W corridor has been identified as a Primary Urban Boulevard and is a priority area for review.
12-23-2022	General Public		General comment	Needs Discussion	Think more about spending more per capita on the arts/funding for projects in the public realm to attract people to walk/cycle rather than use cars. Montreal's pedestrian streets in the summer work so incredibly because they are a place for relaxation, recreation, performance, art installations, music events, mural festivals etc. If you think about streetscapes as going beyond just being utilitarian in that sense, Brampton will truly be remarkable. Also think about creative spaces as incubator spaces, as artists and arts collectives are true earners of creative economic growth and profile for a city. Paris is a good example of how a network and high concentration of artists and studio spaces led to it being a true destination and world-class centre for art and commerce. Brampton really needs to innovate here, as Toronto is losing its artists because they have not been prioritised. In a way, we lose our appeal and draw in the first place if youth aren't attracted to stay in a city that is cultural/artistic. If we don't have young artists: musicians, performers, writers, painters, filmmakers moving to Brampton, we won't be a truly exciting city that will attract post-secondary schools, youth, entrepreneurship etc.	Comment received
12-23-2022	General Public		General comment	Needs Discussion	The draft Brampton Plan is considerable in its scope and promises modern, sustainable development. The planning Team needs to be congratulated on the work to date. Having said that, I would like to see deliverables and timelines where we actually start doing something. I see more and more of Brampton's downtown shuttered and boarded up but nothing really happening. The optics of a boarded up downtown doesn't do anything to attract businesses or residents. We need some political will to see these outstanding visions come to life. We need honest, published communication with Bramptonians and Ontarians about what is currently happening in Brampton and how they should want to come here because we can say "look at how lovely Brampton is NOW" not just what a lovely vision we have and we MIGHT look like in 30 years. What is currently drawing young professionals to Brampton? Is it our thriving downtown with cafes and restaurants...no. What will compel our seniors to stay in Brampton? Is it the choice of lovely townhomes or stylish condominiums...no. When will these dreams become reality?	Comment received
12-28-2022	General Public		General comment	Needs Discussion	The Plan is very detailed and ambitious and, to be feasible, some changes could be implemented now. Slowing down traffic, not automatically approving rezoning to accommodate high-rises and a focus on features that work to fight climate change to name a few. Include actual speed limits in the Plan to clearly state how we will "improve walkability and provide safe pedestrian roads". It cannot be attained if the speed limit exceeds 30 km and intersection turning lanes give cars the priority and adding occasional speed cushions and cameras does not solve the current dangers. Temporarily halt zoning changes that permit high-rise buildings that don't allow appropriate transitions and don't meet the new Plan criteria. Provide proper care and planting of native trees on city boulevards to maintain the tree canopy to seriously fight climate change and notify all new owners of the Tree By-law before they take possession and improve enforcement.	Comment received

01-09-2023	General Public		General comment	Needs Discussion	It is way too crowded. Houses need to stop being built & we need wider roads, we do not need more bike lanes. Traffic is ridiculous & there are way too many Indian ppl. Brampton is not divers anymore	Comment received
02-13-2023	General Public		General comment	Needs Discussion	I see a huge area under "Corridor Protection Area" in west side of Brampton. I learnt that we already have interim control bylaw for smaller area same as "Focus Analysis Area, FAA" from highway 413 team. When we release the final plan, are we going to reduce Corridor Protection Area?	Comment received
05-11-2023	General Public		General comment	Revision Requested	Narrow down "Corridor Protection Area" so that we can implement more development to meet New provincial legislation (i.e., Bill 23, More Homes Built Faster Act, 2022)	Comment received
2023/03/29	Region of Peel - Growth Mgmt	April Fang	Table 1	Clarification Requested	Where can I find table 1?	Comment addressed - Table 1 is found on page 2-8
2023/03/29	Region of Peel - Public Health	Sarah Powell	Section 1-3, Health and Wellness		Thank you for including the revised language we proposed for Section 1-3, the Health and Wellness section.	Comment received
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	Section 1, Page 1-1 & 1-2	Needs Discussion	This section states "a population of 1 million+ people"; However, Regional OP (Section 4, Table 3, Page 120) sets a 2051 target of 985,000 for Brampton. Suggested change could state "a population of nearly 1 million people".	Comment received
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Melanie Williams	Chapter 1 - List of Schedules	Revise	The 'List of Schedules' will need to be revised (e.g., titles and numbering) if comments provided by the Region on Schedules and Figures, are accepted.	Comment addressed - this has been identified and will be rectified in the updated draft document as the schedules are finalized
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Gail Anderson	Chapter 1 - List of Schedules	Revise	As to comments provided by the Region on Chapter 2, add 'Schedule 6C, Water Resources Features and Areas' .	Comment addressed - as Schedule 6B demonstrates both the NHS and WRS, the title has been updated to reflect this.
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Gail Anderson	Chapter 1 - A Rapidly Growing City - Introduction - 2nd Paragraph	Housekeeping	Insert comma in the last sentence after "Lake Ontario."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Gail Anderson	Chapter 1 - A Rapidly Growing City - Introduction - 3rd Paragraph	Housekeeping	Change "Frist" to "First"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Melanie Williams	Chapter 1 - A Rapidly Growing City - Realizing the Plan - Environmental Sustainability	Revise	For clarity suggest "Brampton Plan will protect, conserve, restore, enhance and consider the impacts of development on the health- and-sustainability ability of the natural environment to be healthy and self-sustaining..."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Gail Anderson	Chapter 1 - A Rapidly Growing City - Realizing the Plan - Cultural Sustainability	Housekeeping	Insert a period at the end of the sentence.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Gail Anderson	Chapter 1 - A Rapidly Growing City - Brampton Tomorrow - 3rd Paragraph	Housekeeping	Remove comma after "festivals".	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Research & Analysis, Planning & Development Services, Region of Peel	Melanie Williams	Chapter 1 - A Rapidly Growing City - Brampton Tomorrow	Revise	Update to include reference to Agricultural System and agri-food network, to align with PPS "Support, sustain and enhance the long-term economic prosperity and productivity of the Agricultural System's agri-food seeter network ."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 1 - Part 1.2 Provincial and Upper-Tier Planning Requirements - Provincial Policy Statement	Housekeeping	The Province is currently considering a merger of the PPS and Growth Plan. These sections will likely need to be amended following the completion of the review.	Comment received
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 1 - Part 1.2 Provincial and Upper-Tier Planning Requirements - Greenbelt Plan - 2nd Paragraph, 1st Sentence	Housekeeping	Insert "is" after Northwest Brampton and delete the word "by".	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 1 - Part 1.2 Provincial and Upper-Tier Planning Requirements - Greenbelt Plan - 2nd Paragraph, 2nd Sentence	Housekeeping	Remove 's' on follows and includes.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 1 - Part 1.2 Provincial and Upper-Tier Planning Requirements - Parkway Belt West Plan	Housekeeping	The Province has proposed to revoke the Parkway Belt West Plan. This section may need to be deleted.	Comment received
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.1	Revision Requested	The title page references this section as Part 2.1. Confirm that section numbering is correct and revise accordingly.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.1	Needs Discussion	Revise "Natural Heritage System" to "Natural System". Regional staff recommend the City incorporate a broader concept of the "Natural System" within the Brampton Plan to provide a framework for both the Natural Heritage System and Water Resource System as separate but complementary components with policy direction for both systems while recognizing that some components/features of the Water Resource System are also defined as part of the NHS for the purposes of their protection, restoration and enhancement. The use of the term "Natural Heritage System" for both the broader framework and the more specific "Natural Heritage System" designation is potentially confusing for readers of the Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.1	Revision Requested	Confirm that section numbering is correct and revise section numbering accordingly (e.g., references Part 2.1 but is under section 2.2).	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.1	Revision Requested	Recommend capitalizing "eCity's" .	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2.1.f	Needs Discussion	Elements of the City-wide Growth Management Framework - It is recommended the City clarify how the Natural Heritage System is being defined in the Plan for the purposes of the City-wide Growth Management Framework. The labelling of the higher-level Natural Heritage System is confusing if it is also including the City's Natural Heritage System land use designation, the Greenbelt Plan Natural Heritage System overlay and Water Resource System overlay that are components of the broader NHS system policy framework for the City-Wide Growth Management Framework. In different sections the Natural Heritage System is identified as both an overlay on Schedule 1 and a land use designation on Schedule 2. We recommend the City relabel the higher-level Natural Heritage System policy framework differently than the more specific Natural Heritage System land use designation formally designated on the Schedules. An approach similar to the Regional Official Plan or Greenbelt Plan is recommended with suggested wording as provided below (i.e. identifying the broader system as the City's Natural System made of a Natural Heritage System and Water Resource System). Further discussion with City staff is recommended. "The Natural Heritage System is made up of a Natural Heritage System and Water Resource System and includes natural spaces heritage and water resource systems, features and areas such as provincially and locally significant woodlands, rivers, valleylands, Add "designation" and "floodplains," after "Natural Heritage System". The revisions are needed to conform to the Growth Plan DGA policies specifying what are eligible "take outs" for the purposes of measuring greenfield density. "..., the Natural Heritage System designation, floodplains , rights-of-way for hydro corridors, energy transmission lines, highways, railways, and cemeteries..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2.24	Revision Requested	"..., the Natural Heritage System designation, floodplains , rights-of-way for hydro corridors, energy transmission lines, highways, railways, and cemeteries..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2	Needs Discussion	Change title from "Natural Heritage System" to "Natural System".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2 pg 2-22	Needs Discussion	Brampton's Natural Heritage-System policies sets the context for conservation and protection within the City-Wide Growth Management Framework. In conformity with the policies of this Plan, the Region of Peel Official Plan, and Provincial Plans, the Natural Heritage-System System, made up of the Natural Heritage System and Water Resource System , will be protected, enhanced, restored, and conserved for its the long-term sustainability of the System . The major watersheds found in Brampton and surrounding areas connect the city to many other communities and to natural ecosystems beyond our borders. The Natural Heritage-System is System is vital to both our quality of life and to the health of natural ecosystems both within and beyond our current boundaries.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2 pg 2-22	Needs Discussion	The Natural Heritage System policy framework of the Brampton Plan , including the Natural Heritage System and Wwater Resource Ssystems helps to shape and inform the locations for growth in the City Structure. By promoting a compact and connected city, Brampton will direct development away from sensitive natural heritage features and water resources, while improving air and water quality and opportunities for recreation, environmental education, and tourism.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2 pg 2-22	Needs Discussion	The following policies provide high-level directions for the Natural Heritage System, including the water resource system . Part 2.2-2.3 of Brampton Plan contains detailed policies for the Natural Heritage System and Water Resource System components .	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2.37	Revision Requested	Delete "Heritage" after "Natural".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2.37 a.	Revision Requested	Add "System" after "Natural Heritage" and capitalize "Water Resource System". Delete extra semi-colon at end of the clause.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	Policy has been removed	Revision Requested	Recommend deleting and replacing "will implement" with "implements" as the primary direction for the implementation of the Region of Peel Official Plan should be the Brampton Plan except where reference is to the Region's Official Plan for specific and more directive policy requirements is needed (e.g., for the protection of the Core Areas of the Greenlands System). The Regional Official Plan provides policy criteria and guidance to the City for the further interpretation, identification, protection, restoration and enhancement of the Greenlands System Natural Areas and Corridors and Potential Natural Areas and Corridors. The City's Official Plan should provide more specific direction for their interpretation and identification to clarify implementation and to avoid applying two sets of policy criteria at the local level unless that is intended. A separate policy should be included in the Brampton Plan that specifically addresses protection of the Core Areas of the Greenlands System as the Regional Official Plan is directive with respect to protection of the Core Areas.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	Policy has been removed	Revision Requested	Regional staff recommends simplifying reference to the Greenlands System policies. Recommend the following revisions to Policy 2.2.2.39: "Brampton Plan will implement implements the policies of the Region of Peel Official Plan as they relate to the Greenlands System, which includes the Natural Heritage System of the Growth Plan and the Greenbelt Plan, as well as the Conservation Authority Natural Heritage System. In the City of Brampton this includes the Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System, and the Greenbelt Plan's Natural Heritage System overlay, key natural heritage features and key hydrologic features of the Greenbelt Plan."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	Policy has been removed	Revision Requested	Add "and Water Resource System" at the end of the policy.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.1.3.10 d.	Revision Requested	Revise from "Zum" to "Züm" through draft Brampton Plan.	Comment addressed - this has been identified and rectified in the updated draft document
26-Jan	Kaneff	Kevin Freeman	2.1.2.1 a.	Needs Discussion	Since Neighbourhood Centres are not currently identified on Schedule 1, has staff considered locational criteria that would help to further define areas that would be supported by the neighbourhood Centre overlay?	Comment received - Neighborhood Centre locations are identified through the secondary planning stage
19-May	TRCA	Jeff Thompson, Policy	2.1.2.1 (Intensification)	Revision Requested	We recommend specifying that intensification will not be permitted within natural hazards - the preamble for Built-up Area notes "preventing encroachments within the Natural Heritage System and Natural Hazards", however a policy should be included under 2.1.2.18 as well	Comment received - in order to prevent redundancies and/or repetition, the comment is addressed through the "Built-up Areas" preamble text
19-May	TRCA	Jeff Thompson, Policy	2.1.2.18	Revision Requested	Policy 2.1.2.18 (built up area/intensification) could also specify that intensification is not permitted within lands subject to natural hazards.	Comment received - in order to prevent redundancies and/or repetition, the comment is addressed through the "Built-up Areas" preamble text
19-May	TRCA	Liz Speller, Watershed Planning	2.1.2.f and 2.1.10	Revision Requested	Suggestion to add the WRS (in addition to the NHS) to align with provincial language/guidance to identify/protect the NHS and WRS (recognizing that the WRS is included as part of the NHS later in the Official Plan - OP). Comment partially addressed - WRS added to preamble for natural heritage system, but not where suggested in 2.1.2.6. No further comments.	Comment addressed - this has been identified and rectified in the updated draft document
20-May	TRCA	Liz Speller, Watershed Planning	Part 2.1 (page 2-2)	Revision Requested	Consider adding the WRS to the City-Wide Growth Management Framework (in addition to the Natural Heritage System - NHS) and note them as complementary systems. This would align with provincial language/guidance to identify/protect both NHS & WRS. While the comment has been addressed, we note that the WRS could also be referenced in the graphic on page 2-2 (Part 2.1) under NHS. No further comments.	Comment addressed - this has been identified and rectified in the updated draft document
02-Jun	MHBC	Oz Kemal	2.1.2.47	Revision Requested	The purpose of undertaking an Official Plan Review is to ascertain the availability and capacity of municipal infrastructure. The City's density policies should be based on where and when capital planning investments in infrastructure improvements or expansions are to occur in the next five to 10 years. The Official Plan's lifespan is technically only five to 10 years of development guidance. In the OPA section on Servicing Growth, policy 2.1.2.45 indicates that while Brampton supports the principle that new growth should support itself in terms of capital investments, it will leverage innovative infrastructure financing such as P3s or solicit funding from upper levels of government. This is then followed by policy 2.1.2.47 that says that: <i>The City must be satisfied that adequate Civic Infrastructure, in accordance with the policies of Part 2.2, can be supplied prior to any development proceeding and, where technically and economically possible.</i> Section 2.1.2.47 should be rephrased to state that: <i>The City has assessed the provision of Civic Infrastructure, in accordance with the allocated minimum growth density targets noted through policy 2.1.2.26 and Table 2: Minimum Density Targets for Centres, and as guided by policies within Chapter 11 1: A Rapidly Growing City, and the Intensification policies 2.1.2.17 and 2.1.2.22 regarding where growth is to occur within the Built Up Area.</i>	Comment received.
10-Mar	TRCA	Jeff Thompson, Policy	Pg 2-5	Revision Requested	The OP states the NHS will be "maintained, restored, and enhanced" whereas, throughout the Plan, related policies say, "protect, restore and enhance" the NHS. We suggest consistency in keeping with the latter. However, we defer to the Region regarding consistency with specific language.	Comment addressed - this has been identified and rectified to include "protect, maintain, restore, and enhance" in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2	Revision Requested	Revise blue text box to include "or restrictions" in the description of Overlays. "Overlays then provide further permissions <u>or restrictions</u> related to use and form for specific areas in the city. ..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.1.1 f.	Revision Requested	Recommend the following revisions for clarification of the policy: The Natural Heritage System designation applies to natural heritage features and areas, such as valleyland and watercourse corridors, natural linkages between the natural heritage system and its features , wetlands, woodlands, fish habitat, wildlife habitat , areas of natural and scientific interest, and environmental environmentally sensitive/significant areas, and the Greenbelt natural linkages between natural heritage system features and areas. The purpose of the Natural Heritage System designation is to protect, enhance, and restore the diversity and connectivity of natural features and the linkages among natural heritage features and areas, surface water features and ground water features.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.8.28 l.	Revision Requested	Revise "agricultural" to "agriculture".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Recommend the following revisions for clarity: 1 st paragraph, 2 nd sentence – The Water Resource System is complementary complementary to the Natural Heritage System as both systems support both natural heritage and hydrologic features and functions .	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9	Needs Discussion	The second sentence is unclear because it refers to the Water Resources System as being complementary to the Natural Heritage System. In other sections of the Brampton Plan the Water Resource System is described as a "component" of the Natural Heritage System. A consistent description of the relationship between the two systems should be presented. Clearly indicate that the water resource features and areas are included as components of the "Natural Heritage System". Revisions to the Preamble under the title "Identify, Protect, Restore Restore and Enhance the Natural Heritage System" are recommended.	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Last sentence, add "improve" after "enhance". The policies contained within this section are intended to promote a systems approach to identify, protect, enhance, improve and restore the Natural Heritage System in the City.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.1	Revision Requested	Add missing comma after "restoration".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.1. a.	Revision Requested	The term "linkage" is referenced twice. Recommend deleting "and their linkages" after "natural heritage features and areas".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.1. c.	Revision Requested	Add "linkages" after "buffers". "...planned built-form and community design and stewardship, buffers, linkages , ecological restoration and enhancement, appropriate mitigation, ..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.1	Revision Requested	Add "Restore" after "Protect" in the title to reflect the policy direction for the NHS.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.1	Revision Requested	Add "Restore" after "Protect" to the title "Identify, Protect and Enhance the Natural Heritage System". Under title "Identify, Protect, Restore and Enhance the Natural Heritage System" - The introductory paragraph is unclear and repeats the reference to restoration and enhancement. Revisions are suggested for clarity and to strengthen direction for restoration and enhancement as they appear to be an optional consideration (e.g., recognizing opportunities vs requiring consideration of). Since the "protection, restoration and enhancement" is already referenced in the first sentence, the reference in the second sentence can be deleted. Recommended changes are provided below: "The Brampton Plan generally defines our Natural Heritage System and includes policies to ensure its protection, enhancement, and restoration. It builds implements on the Region of Peel Core-Areas-of-the Greenlands System by incorporating local provincially, regionally and locally significant features and areas, and recognizing opportunities for restoration and enhancement. "	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.1	Revision Requested	Add "Watercourses (including intermittent and permanent streams)" and "Waterbodies (including inland lakes and their littoral zones)" after "Wetlands" in the list of NHS components and remove "Water Resource System" from this list of features. •Wetlands •Watercourses (including intermittent and permanent streams) •Waterbodies (including inland lakes and their littoral zones) •Woodlands The above policy 2.3.8.189 establishes the structure for this section of the plan. It identifies an over arching "Natural Heritage System" which is comprised of two distinct components, a natural heritage system and water resource system. Since this section is intended to provide the identify, protect and enhance policies for the Natural Heritage System component, the broad reference to "Water Resource System" should be deleted and replaced with the specific list of sensitive surface and ground water features and areas that are subject to the Natural Heritage System policies of this section (e.g. waterbodies (including inland lakes and their littoral zones, watercourses and wetlands).	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.1	Revision Requested	In the 6th paragraph, 2nd sentence, add "and protection standards" after "This section establishes specific policies". The references to "protection standards in this and other policies are required to be consistent with provincial policy and conform to the Region of Peel Official Plan." This section establishes specific policies and protection standards for each of these natural heritage features and areas that form the Natural Heritage System.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.2	Revision Requested	Delete and replace "as shown" with "designated" after "The precise boundaries of the Natural Heritage System...". The Natural Heritage System is designated on Schedule 2.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.2. b.	Revision Requested	Recommend also listing water resource system features: "The results of studies listed in sub-section .a may refine the extent of natural heritage and water resource system features shown on Schedule 6b".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.3	Revision Requested	Provided the preamble and policies in Section 2.3.8 clearly define the water resource features and areas that are included as components of the "Natural Heritage System" then the additional reference to "and water resource features and areas" after "protect the Natural Heritage System" is not needed here and can be deleted. Additional editorial revisions are recommended below: - add "the" after "Subject to" and "a" after "will strive to achieve".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.4	Revision Requested	Recommend the following revisions for clarity: - Add "the" after Subject to..." - Revise Clause a. - Protection Protect - Protect areas natural heritage features, areas and functions and avoid any negative impacts. - Clause d. - d. Change "and its function" to "and their functions".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.5	Needs Discussion	The protection standard in this policy is unclear and difficult to understand. Suggest City review the policies comprehensively to ensure the required protection standards in the Provincial Policy Statement are appropriately reflected in the draft Brampton Plan. Suggest the following revisions "... seek opportunities to manage, protect,... "	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.8	Revision Requested	Revise - Policy 2.3.8.195 - The protection standards in this policy are unclear and not consistent with the Provincial Policy Statement or the Region of Peel Official Plan. Recommend deleting and replacing "policies" with "protection standards" after "in accordance with".	Comment received. Staff prefer to use the term "policies" rather than "protection standards".
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.9	Revision Requested	Revise clause b. to "b. removal is permitted by this Plan, and the Region of Peel Official Plan" to "The removal is permitted by this Plan, the Region of Peel Official Plan, and applicable provincial plans and policies;" to ensure that all relevant protection standards are considered when natural feature removals are considered.	Comment received. Staff prefer to use the term "policies" rather than "protection standards".
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.9	New Policy	Add new clause "d. The removal is in accordance with ecosystem compensation guidelines approved by the City, Province or other agency," to ensure consistent guidance is applied when considering removals. Both CVC and TRCA have recommended guidelines for ecological offsetting the City can use for this purpose in addition to the Provincial and Federal requirements under the Endangered Species Act and Fisheries Act.	Comment received. Staff prefer to use the term "policies" rather than "protection standards".
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.10	Revision Requested	Suggest changing "Offsetting" to "Ecological offsetting".	Comment received. Staff prefer to use the term "policies" rather than "protection standards".
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.11 a.	Revision Requested	Add comma.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.11 c.	Delete Policy	Clause a. indicates that offsetting compensation must provide ecological function that is "equivalent to or in excess of" the function of the feature to be removed while c. indicates that compensation only needs to "reflect the loss". Clause c. is unclear and should be deleted.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.20 a.	Revision Requested	Revise by adding "if measures are taken to minimize the number of such structures and their negative impacts" at the end of the clause.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.20 b.	Revision Requested	Change "natural structures" to "forest, fish and wildlife management" to be consistent with Provincial and Regional policy.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.22	Delete Policy	Duplication of policy 2.3.8.212.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.24	Revision Requested	Recommend deleting "generally" as the Regional Official Plan policy 2.14.15 is to "Prohibit development and site alteration within Core Area...except for...".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.26	Revision Requested	Add "through a subwatershed study, Environmental Implementation Report, or other natural heritage system study" after "in consultation with the Conservation Authorities and relevant agencies".	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.27	Needs Discussion	Add "Subject to the policies of this Plan," at the beginning of the policy and "in or on lands" after "will not be permitted". The suggestion to include the additional wording at the beginning of the policy and similar policies in this section clarifies that the "no negative impacts" protection standard is subject to the prohibition of development and site alteration in Core Areas of the Greenlands System in the draft Brampton Plan. The policy is also unclear as it only addresses lands adjacent to valleylands and watercourse corridors and does not clarify what the protection standard is for development within features (e.g. when non-Core Greenlands minor headwater valley/stream corridors are permitted to be altered if a no negative impact standard can be demonstrated).	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.28	Needs Discussion	This policy can be strengthened by inserting direction related to maintaining the ecological integrity of valleylands (e.g., To maintain the open character, and linkage functions and ecological integrity of Valleylands.). It is also recommended the City consider adding policy relating to minimizing the footprint and number of structures crossing valley and watercourse corridors.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9 'Wetlands'	Revision Requested	Change "willow" to "shallow".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.32	Revision Requested	Change "on lands adjacent to" to "on adjacent lands to" and review capitalization of the term "adjacent lands" throughout this section to reference the definition in the Glossary and for consistency with the Provincial Policy Statement and Region of Peel Official Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.32 c.	Revision Requested	Recommend strengthening the protection afforded to non-provincially significant wetlands by adding criteria/factors to be considered when it might be appropriate to remove or replicate the wetland. Suggest adding "provides only a limited contribution to the ecological integrity and function of the Natural Heritage System and" after "form and function" or other appropriate criteria to provide a basis for determining if non-PSWs should be protected. The policy currently does not provide a basis for limiting removals.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.32 b.	Revision Requested	Throughout the draft Brampton Plan, references to "Ministry of Northern Development, Mines, Natural Resources and Forestry" should be revised to "Ministry of Natural Resources and Forestry".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.36	Revision Requested	Recommend changing "consider" to "define".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.36 b.	Revision Requested	Change to 'Core Area Woodland' to be consistent with Regional Official Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.37	Revision Requested	Remove quotation mark "" at the beginning of the policy, change "consider" to "define" and "meeting" to "meet".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.37 b. iv	Needs Discussion	What was the rationale for not including the G1, G2 and G3 ranks recommended in Regional Official Plan Table 1?	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.37 b. vi	Revision Requested	Suggest rewording to also include animal habitat of species of special concern, as identified in Regional Official Plan Table 1: "Habitat with Endangered, or Threatened, or Special Concern animal species as defined by the Provincial and Federal Species at Risk lists, and/or".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.38	Revision Requested	Recommend adding "Naturalizing Plantations" after "Plantations". The Brampton Plan refers to both terms in Policy 2.3.8.228 and in the Glossary.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.39	New Policy	Recommend revision to woodland exclusion policy to align with standard provincial and Region of Peel Official Plan exclusions and making the last sentence a separate policy: "2.3.8.225 Woodlands do not include plantations that are: a. Managed for production of fruits, nuts, Christmas trees, nursery stock or other agro-forestry type uses; b. Managed for tree products with an average rotation of less than 20 years; or, c. Established and continually managed for the sole purpose of complete removal at rotation without a woodland restoration objective, as demonstrated with documentation acceptable to the City. do not include a cultivated fruit or nut orchard, or plantation established and maintained for the purpose of producing Christmas trees. Woodlands experiencing changes, such as harvesting, blowdown, or other tree mortality, are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value. 2.3.8.XXX Woodlands experiencing changes, such as harvesting, blowdown, or other tree mortality, are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.40 & 2.2.9.41	Revision Requested	Policies 2.3.8.226 and 2.3.8.227 specify open breaks of 30 metres and 20 metres, to indicate when two or more adjacent woodland patches would be considered one woodland patch. The separation distances are not consistent. It is recommended that draft Brampton Plan policies 2.3.8.226 and 2.3.8.227 be revised to align with provincial guidelines for consistency (e.g., ORMCP Technical Paper, Greenbelt NHS KNHF Technical Paper) – 20 metres is standard separation criterion used to determine if adjacent patches are considered one woodland.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	Policy has been removed	Revision Requested	Change "cultural woodlands" to "cultural woodland" and capitalize "Woodland Edge", "Plantation" and "Naturalizing Plantation". "Woodland Edge" is a defined term in the Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.42	Needs Discussion	The policy is unclear and should be revised as it refers to "Regionally Significant Woodlands", which are undefined in the Plan, but excludes reference to "Core Woodlands" which are defined in Policy 2.3.8.222. If the intent is to provide a "no development and site alteration" protection standard to all Core Woodlands and Locally Significant Woodlands as defined in the Brampton Plan, the policy should refer to these terms. As the term "Core Woodlands" in the Brampton Plan references includes Core Area Woodlands as defined in the Regional Official Plan a separate reference to Regionally Significant Woodlands in this policy is not needed. Regional staff have recommended changes to Policy 2.3.8.222 to clarify the reference to Core Area Woodlands as defined in the Regional Official Plan and recommend providing a clarification for development and site alteration that may be permitted in Locally Significant Woodlands (e.g., infrastructure authorized under an environmental assessment process). "Development and site alteration will not be permitted within Regionally Significant Core Woodlands, except in accordance with the policies of the Region of Peel Official Plan, or Locally Significant Woodlands." The City should confirm the intended protection standard for "Locally Significant Woodlands" and whether it is intended that a "no development and site alteration protection standard" is to be applied as proposed to all "Locally Significant Woodlands".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.44	Revision Requested	Revise to "Development or site alteration on adjacent lands to a woodland will be...".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.47	Revision Requested	Revise to "Development or site alteration is not permitted within or on adjacent lands...".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.50	Revision Requested	Revise to "...where subdivision approval is proposed within or on adjacent lands...".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.54	Revision Requested	Reference to "Ministry of Northern Development, Mines, Natural Resources and Forestry" should be revised to "Ministry of Natural Resources and Forestry".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9	Revision Requested	Reference to "Ministry of Northern Development, Mines, Natural Resources and Forestry" should be revised to "Ministry of Natural Resources and Forestry".	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.59	Revision Requested	Reference to "Ministry of Northern Development, Mines, Natural Resources and Forestry" should be revised to "Ministry of Natural Resources and Forestry".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Add "Protected Countryside" to the section title.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	The description of the Greenbelt Plan will need to indicate how the Brampton Plan is designating and identifying the land use designations and overlays of the Greenbelt Plan. Separate comments providing corresponding revisions to the mapping and legends on Schedules 1, 2, 6a, and 6b are provided. The revisions are required to ensure the Brampton Plan conforms to the Greenbelt Plan. Recommended changes to paragraph 1, 3rd sentence are provided below: "Within the City of Brampton, about 202 hectares of land adjacent to the Credit River Valley in Northwest Brampton are designated as Protected Countryside on Schedule 2 and identified as with a Greenbelt Plan Natural Heritage System overlay as shown on Schedules 6a and 6b."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Add "enhance the spatial extent of agriculturally and environmentally protected lands, " after "the surrounding major lake systems, to" to reflect purpose of the Greenbelt Protected Countryside as described in the Greenbelt Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Revise description of the Greenbelt's Natural System and Urban River Valley designation to more closely align with the descriptions provided in the Greenbelt Plan- "Within the Protected Countryside, The Natural System identifies lands is made up of a Natural Heritage System and Water Resource System that support both natural heritage and hydrological features and functions including providing pollinator habitat, which is an essential support for ecosystems."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Revise description of the Greenbelt's Natural System and Urban River Valley designation to more closely align with the descriptions provided in the Greenbelt Plan- "Brampton Plan also recognizes that designates lands along the Credit River, Etobicoke Creek and three tributaries of the West Humber River- identified as Urban River Valleys on Schedules 2 and 6a; Urban River Valley designations provide for apply to publicly owned lands that form important river valley linkages and corridors in an urban context between the Protected Countryside and Lake Ontario."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.67	Needs Discussion	It is recommended the City clarify the land use designations that apply within the Greenbelt Area and consider whether separate stand-alone Rural Lands and Natural Heritage System designations should be established to further clarify and implement the Greenbelt Plan's Protected Countryside designation and Natural Heritage System overlay. The PPS and Greenbelt Plan provide direction to municipalities to identify land use designations in rural areas to guide appropriate development and land use in these areas. A dual designation Protected Countryside/Natural Heritage System approach may not adequately address the policy direction needed. Is the policy direction for the Greenbelt Plan's NHS overlay and the Brampton Plan's Natural Heritage System designation within the Protected Countryside clear to readers of the Plan? Subject to the above clarification, the following revisions to Policy 2.3.8.254 are recommended to conform to the Greenbelt Plan: "The Greenbelt Plan Natural System is shown on Schedule 6b- For those lands within the Greenbelt Plan Natural System Protected Countryside, the applicable policies of the Greenbelt Plan will apply including but not limited to, the Natural Heritage System, Water Resource System, key hydrologic areas, key natural heritage features, key hydrologic features and infrastructure policies, in addition to the policies of this Plan."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.68	Needs Discussion	The City's approach to designating the Rural System of the Greenbelt Plan in Brampton as Protected Countryside Area creates a very restrictive designation outside of the City's Natural Heritage System and an overly permissive designation within the City's Natural Heritage System. The City should consider identifying two designations within the Greenbelt Protected Countryside (e.g., consider designating a Rural Lands land use designation and the City's Natural Heritage System designation on Schedule 2. A Rural Lands designation in the Greenbelt is recommended to replace the Neighbourhoods designation on Schedule 2). Further discussion with City staff is recommended. Subject to the above clarification, the following revisions to Policy 2.3.8.255 are recommended: "2.3.8.255 Within the Protected Countryside Area of the Greenbelt shown as designated on Schedule 6b 2, the following uses, buildings, and structures are permitted, subject to Policy 2.3.8.254: a. Normal farm practices and a full range of agricultural uses, as well as agricultural-related and on-farm diversified uses, subject to the Natural System policies of the Greenbelt Plan, and should be compatible with and not hinder surrounding agricultural operations in accordance with provincial guidelines. Criteria for all these uses will be based on provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Area."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.3.8	New Policy	Add new Policy 2.3.8.XXX after Policy 2.3.8.255 to conform to the Greenbelt Plan: "Agricultural, agriculture-related and on-farm diversified uses shall be permitted in accordance with provincial Guidelines on Permitted uses in Ontario's Prime Agricultural Areas. Proposed agriculture-related and on-farm diversified uses should be compatible with and should not hinder surrounding agricultural operations."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.3.8	New Policy	Add new Policy 2.3.8.XXX after Policy 2.3.8.255 to conform to the Greenbelt Plan: "All development and site alteration will be subject to the Natural System policies of the Greenbelt Plan. Within the Greenbelt Plan Natural Heritage System overlay shown on Schedules 6a and 6b, key natural heritage features and key hydrologic features will be protected in accordance with the policies of the Greenbelt Plan, the Region of Peel Official Plan and this Plan. Within the Natural Heritage System of the Greenbelt Plan, new development and site alteration shall demonstrate there will be no negative impacts on key natural heritage features or key hydrologic features or their functions and that connectivity between key features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of plants and animals."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.69	Revision Requested	Revise to include "...key natural heritage feature and or a key hydrologic features..." and "...identify environmental key features..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.71	Revision Requested	Hyphenate the word "on-farm".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.3.8	New Policy	Add after Policy 2.3.8.258 the following new policy addressing minimum distance separation requirements in the Protected Countryside of the Greenbelt Plan: "Within the Protected Countryside new land uses, including the creation of new lots, and new or expanding livestock operations shall comply with the minimum distance separation formulae."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.74	Revision Requested	Revise by adding references to Schedules 2 and 6a and clarifying that the Urban River Valley is a dual designation that applies to publicly owned lands in conjunction with the other underlying land use designations, overlays and policies in the Brampton Plan (e.g., Natural Heritage System, Water Resource System). The City should ensure that all land use designations applying to the publicly owned lands within the URV designations have regard to the objectives of the Greenbelt Plan. (Greenbelt Plan Section 6.2) Recommended revisions to Policy 2.3.8.261 are as follows: "Within the Urban River Valley designation shown on Schedules 2 and 6a, the following additional policies will apply to publicly owned lands: "	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9	Revision Requested	Revise - Title and first paragraph for clarity Identify, Protect, Improve or Restore the Water Resources System This Plan recognizes the importance of Brampton's Natural Heritage System, shown on Schedule 6a, which includes the Natural Heritage System and the Water Resources System. The Water Resources System is comprised of complex interrelated systems, features and areas. This includes ground water and surface water, which are important resources as they supply drinking water and help maintain ecological integrity of ecosystems. The Credit River, Humber River, Etobicoke Creek, and their tributaries form the major watersheds in the Region of Peel. <u>The Water Resource System features and areas overlap with the Natural Heritage System designated on Schedules 2 and 6a and are subject to the policies for the Natural Heritage System where features and areas of the Water Resource System are defined and addressed as components of the Natural Heritage System. The hydrologic features and areas of the Water Resource System, including those not designated on Schedules 2 and 6a, and as further defined in this Plan, are shown on Schedules 6b and 6c.</u>	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9	Revision Requested	Revise the third paragraph: The Water Resources System , which complements the Natural Heritage System, is addressed from a number of perspectives in Brampton Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.75	Revision Requested	Revise: Section 2.3.8 - third introductory paragraph under the title "Identify, Protect, Improve or Restore the Water Resource System" The term "Water Resource System" should be consistently capitalized throughout.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.76	Revision Requested	the following recommended revisions are provided to clarify the direction: "The City will use <u>implement</u> watershed plans, <u>as appropriate</u> , and the watershed planning process to protect, improve and restore <u>water quantity and quality</u> and the hydrological function, quality and quantity of the City's water resources."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9	Revision Requested	Preamble "Surface Water and Groundwater Resources" 1st paragraph – Revise second sentence "Groundwater resources include groundwater recharge and discharge areas, water tables and aquifers. Surface water features include headwaters, watercourses and headwater drainage features, including permanent and intermittent streams, wetlands, lakes and their littoral zones, rivers, stream channels, recharge/discharge areas, seepage areas, springs, and associated riparian zones."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9	Revision Requested	Preamble "Surface Water and Groundwater Resources" 3rd paragraph – Revise first sentence: "... Provincial Policy Statement <u>and relevant provincial plans, Watershed Plans...</u> "	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.80	Revision Requested	Provide clarity regarding the process through which delineation of features will be required and strengthen the policy to also provide the options of requiring avoidance of impacts. Recommended revisions are provided below: <u>As identified through Watershed and Subwatershed Plans, The boundaries of water resource features and areas will be delineated through watershed and subwatershed plans, Environmental Implementation Reports, and other natural heritage system studies through the planning and development review process and in consultation with relevant agencies.</u> Development and site alteration will be restricted in or near sensitive surface water features and sensitive groundwater features such that these features and their related hydrologic functions will be protected, improved or restored. Avoidance, Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive groundwater features, and their hydrologic functions.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.81	Revision Requested	"...proposed with <u>within</u> a significant..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.114	New Policy	Insert a new policy to address contaminant management plans. In accordance with the applicable source protection plan. The City may want the option to request a contaminant management plans when major developments that may be a threat to groundwater quality are proposed. Under the Clean Water Act, these land uses within HVAs are not considered a significant drinking water threat which have policies that must be complied with. <u>"A Contaminant Management Plan may be required as a condition of development approval for development proposed within Highly Vulnerable that involves the manufacturing, handling and/or storage of bulk fuel or chemicals as activities prescribed under the Clean Water Act, as deemed necessary by the City in consultation with the Region."</u>	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.86	Revision Requested	Remove "... or agricultural practices, ..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.9.87	Revision Requested	Suggest deleting "wellhead protection areas" as there are no WHPAs in the City of Brampton. The Regional Official Plan encourages salt management plans in HVAs and SGRAs where road salt is a low or moderate threat in accordance with the applicable source protection plan. Recommended revisions are as follows: <u>"A contaminant management salt management plan will <u>may</u> be used <u>required</u> in vulnerable areas where the application of road salt to impervious areas is a moderate or low threat in wellhead-protection areas, highly vulnerable aquifers and significant groundwater recharge areas."</u>	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9 'Natural Hazards'	Revision Requested	References to the Ministry of Northern Development, Mines, Natural Resources and Forestry will need to be updated throughout the Plan.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.94	Revision Requested	Add space between 'plain' and 'where'.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.105	Revision Requested	Note- the role and function of the CAs as identified in the draft Brampton Plan may need to be revisited based on changes implemented through Bill 23.	Comment addressed - this has been identified and noted in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9	Revision Requested	Remove 's' on 'Resource' throughout.	Comment addressed - this has been identified and noted in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.106	Revision Requested	Remove 's' on 'Resource' throughout.	Comment addressed - this has been identified and noted in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.106	Revision Requested	Add space before 'Buffers'.	Comment addressed - this has been identified and noted in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.107	Revision Requested	Spell out 'Natural Heritage System'.	Comment addressed - this has been identified and noted in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.108	Revision Requested	Policy is incomplete. Clarify if the word "except" should be deleted.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.109	Revision Requested	Add " <u>wide</u> " after "minimum 30 metre".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.110	Revision Requested	Remove 's' on 'Resource' throughout.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.111	Revision Requested	Revise "... an a... "	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.112	Revision Requested	"... metres metres ..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.116	Revision Requested	Remove 's' on 'Resource' throughout.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.130	Needs Discussion	The policy requirement for no net loss and net ecological gain is contradictory and unclear.	Comment addressed - with relation to policy 2.2.9.3, the policy has been clarified
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9	Revision Requested	Add "... consider <u>the</u> cumulative impacts of <u>increasing urbanization and climate change and</u> to ..."	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.133	Revision Requested	Revise to include "functions on an ecosystem basis <u>and providing recommendations addressing flooding hazards and stormwater management taking into account changing climate conditions.</u> "	Comment addressed - this has been identified and rectified in the updated draft document

Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager	2.2.9.134	Revision Requested	The following revisions are recommended to conform to the Region of Peel Official Plan and to reorder policy clauses for clarity: As the City plans, manages, and conserves our natural heritage within the context of these subwatersheds, the City will require that subwatershed studies: a. Identify surface water features, ground water features, hydrogeologic functions, soil and geological conditions, fluvial sediment transportation regimes, and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed; x. Establish environmental targets to maintain, restore and enhance existing conditions; x. Assess the cumulative environmental impacts from existing and planned development; b. Recommend appropriate restrictions to development and site-alteration in or adjacent to sensitive and vulnerable surface and ground water features such that these features and their related hydrologic, hydraulic, and geomorphic functions and water quality will be protected, improved, or restored; c. Support the preparation of a landscape scale analysis that examines natural features, functions, and linkages that extend across and beyond subwatershed boundaries; d. Recommend improvements for the water quality of valleylands through a multi-faceted approach that includes water conservation, infrastructure improvements, and stewardship efforts;	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.141	Revision Requested	Remove 's' on 'Resource' throughout.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9 'Stewardship and Education'	Needs Discussion	As Stewardship and education can be for both the Natural Heritage and Water Resource Systems, it is suggested that both be referenced under "Natural System". Revise to remove "Heritage".	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9.155	Needs Discussion	As Stewardship and education can be for both the Natural Heritage and Water Resource Systems, it is suggested that both be referenced under "Natural System". Revise to remove "Heritage".	Comment addressed - this has been identified and rectified in the updated draft document
26-Jan	Kaneff	Kevin Freeman	Table 8 - Minimum Buffers, pg. 2-145	Needs Discussion	Table 8 in Section 2.2.9.110 identifies minimum buffer requirements for natural heritage features and hydrologic features. The tables notes that the minimum buffer requirement for a wetland is 15 metres whereas the current Official Plan and CVC policy requires that a 10 metre buffer apply to non-provincially significant wetlands. What is the rationale for increasing the minimum buffer requirement from 10 metres to 15 metres for non-provincially significant wetlands?	Comment received. Under the current Official Plan, the minimum buffer requirements are 10m, however, staff have continuously requested 15m for non-psw wetlands. The updated OP solidifies this. As noted in CVC's Buffer report (2012), a minimum 15m wetland buffer is based on best practices to protect the water quality of wetlands. This includes sediment and nutrient removal, as well as the removal of pollutants. This new minimum requirement is in line with other Ontario municipalities (e.g., Waterloo) who have a minimum 15m non-psw buffer. As stated, a 15m buffer is employed in order to receive the benefits from the buffer in the same way to those listed as consideration for PSW
26-Jan	Kaneff	Kevin Freeman	2.2.9.30	Requires Clarification	We would like to confirm that the interpretation of the draft policy (2.2.9.30) with respect to site alteration within a Provincially Significant Wetland buffer is subject to consultation with City staff and the Conservation Authority. It is our understanding that modest encroachment within a 30m PSW buffer is discretionary and supportable in certain instances provided it is appropriately justified within an Environmental Impact Study.	Comment received. Environmental Planning notes that it is stated in both the current and draft Official Plan that development and site alteration is not permitted in PSWs in accordance with the PPS. Under the draft official plan policy 2.2.9.32 (a), development and site alteration are not permitted unless there has been an ecological assessment of the wetland features and functions, and it has been identified that there will be no negative impact on the PSW or their ecological/hydrological function. This policy is also within the current official plan
17-Apr	MHBC	Gerry Tchisler	2.2.4.2	Revision Requested	Policy 2.2.4.2 d) indicates that new single use buildings are discouraged along Primary Boulevards while Policy 2.2.4.2 h) indicates that single use buildings are permitted on portions of the Secondary Urban Boulevard that are not within delineated Centres. Taken in concert, these policies appear to suggest that single use buildings are permitted but discouraged along Primary Boulevards but are prohibited along Primary Boulevards that are within Centres. We appreciate the response provided by staff to our initial comment on this matter. However, we continue to have concerns that, without proper clarification in the proposed OP policy framework, sites like BCC may run into issues when existing single use buildings are proposed to be reconfigured, upgraded or expanded. We request that a policy be added as follows: Existing single use buildings are permitted and may be reconfigured, upgraded and expanded, as required	Comment received - single use buildings are already permitted.
17-Apr	MHBC	Gerry Tchisler	2.2.8.17	New Policy	The 410 / Steeles Lands contain an existing shopping centre which is almost fully built out but with a number of vacant development sites still available. As per our previous comment letter, we continue to request that a policy be added that recognizes existing shopping centres and ensures their ability to expand and develop over time without being subject to Policy 2.2.8.17. We request that the following policy be added to clarify that 2.2.8.17 does not affect new building within existing shopping centres. Policy 2.2.8.17 does not apply to development within existing shopping centres	Comment received
19-May	TRCA	Jeff Thompson, Policy	Pg 2-114	Revision Requested	The fifth paragraph states that the Brampton Plan will direct development away from areas of significant natural or human made hazards of natural resources. It is unclear why the term "significant" is used. This could lead to confusion given that the reader may think natural hazards vary in their significance, and because the term is used to signify provincial significance of natural heritage features. We suggest stating that development will be directed outside natural or human made hazards.	Comment addressed - this has been identified and rectified in the updated draft document
19-May	TRCA	Jeff Thompson, Policy	2.2.9.4 d	Revision Requested	We suggest specifying that compensation is a last resort.	Comment addressed - this has been identified and rectified in the updated draft document
19-May	TRCA	Jeff Thompson, Policy	2.2.9.9, 2.2.9.10, 2.2.9.14, 2.2.9.16, 2.2.9.20 d & g	Requires Clarification	It is unclear if the lower case 'nhs' is intentional. We suggest consistency where the NHS is in reference to the City's NHS and/or the Growth Plan or Greenbelt NHS, i.e., as opposed to the natural heritage systems references in the Provincial Policy Statement (PPS), or the Regional (Greenlands System) NHS.	Comment addressed - this has been identified and rectified in the updated draft document
31-Oct	TRCA	Jeff Thompson, Policy	2.2.9.27	Revision Requested	Please consider replacing "net benefit" with " net ecological benefit ".	Comment addressed - this has been identified and rectified in the updated draft document
31-Oct	TRCA	Jeff Thompson, Policy	2-174; 2.2.9.94	Revision Requested	This section states that, "in line with Provincial policies, a one zone concept is applied to determine the flood plain." We recommend revising to, "In accordance with Provincial policies and provincial technical guidelines, generally, the flood plain consists of one zone defined by the selected flood standard." Policy 2.2.227 states that, "...where Two Zone or Special Policy Area status has been approved, site specific policies related to development and redevelopment will be detailed in the relevant Secondary-Level Plans." We recommend revising to "...where provincially approved Two Zone or Special Policy Area status has been approved, provincially approved site specific policies related to development..."	Comment addressed - this has been identified and rectified in the updated draft document
10-Mar	TRCA	Jeff Thompson, Policy	Pg 2-27	Revision Requested	Re: "The Natural Heritage System, including the Water Resources Systems..." WRS is plural, where it should be singular, as is the case throughout the rest of the Plan.	Comment addressed - this has been identified and rectified in the updated draft document
10-Mar	TRCA	Jeff Thompson, Policy	NHS: Permitted Uses and Activities- Section 2.2.9.20	Revision Requested	2.2.9.20 f) – provides that a new SFD may be permitted within the NHS, "if the need has been demonstrated and it has been established that there is no reasonable alternative, on an existing lot of record". While the preamble speaks to the potential for studies to be undertaken and approved by the City and appropriate agencies, this requirement is not necessarily reflected in the policy. We recommend stating the requirement in the policy to avoid confusion or conflict with other policies where a SFD could be prohibited due to the presence of natural hazards and where detailed studies are required. For example, policy 2.2.9.91 expressly states, where permitted, proposals for development/site alteration within natural hazards will be supported by detailed studies...	Comment addressed - this has been identified and rectified in the updated draft document
10-Mar	TRCA	Jeff Thompson, Policy	NHS: Natural Hazards - Section 2.2.9.88	Revision Requested	2.2.9.88 states, "The City, in consultation with the conservation authorities, will: ...b) identify hazardous forest types for wildland fire in accordance with provincial guidelines." As per O.Reg. 686/21, which outlines conservation authority Mandatory Programs and Services, CAs' plan review role does not include hazardous forest types for wildland fire (see s.7. (1) (a) and (b) of the regulation).	Comment addressed - this has been identified and rectified in the updated draft document
10-Mar	TRCA	Jeff Thompson, Policy	NHS: Natural Hazards - Section 2.2.9.88	Revision Requested	As described in Table 8, the description of buffers in 2.2.9.88 should also mention that buffers are inclusive of natural hazards associated with natural features (e.g., significant valleyland). As written, it portrays the function of buffers as strictly ecological, where there can be a natural hazard mitigation component.	Comment addressed - this has been identified and rectified in the updated draft document

10-Mar	TRCA	Jeff Thompson, Policy	NHS: Natural Hazards - Table 8, Sections 2.2.9.110 and 2.2.9.115	Revision Requested	Table 8 and policies 2.2.9.110 and 2.2.9.115 indicate that the limit of development extends to the outermost edge of the natural feature, natural hazard and associated minimum buffer. Table 8 also identifies minimum buffers as being no less than 10m (save for potentially Significant Wildlife Habitat). Further, 2.2.9.111 prohibits development and site alteration in a buffer, except for trails supported by technical study. In our experience, partner municipalities have indicated that policies requiring a rigid minimum buffer of 10 metres can be challenging to implement where TRCA may permit development or site alteration within a reduced buffer, in accordance with the Living City Policies. While we recognize the prudence of maintaining a minimal standard for buffers to provide consistency, we note that provincial guidance on natural hazards recommends a minimum 6m erosion access allowance and does not specify a minimum buffer requirement for flood hazards. We suggest stating that: development and site alteration within the minimum buffers of hazardous lands is generally prohibited, unless it is demonstrated through appropriate technical studies, prepared to the satisfaction of the City and the Conservation Authority, that the development or site alteration will not pose a risk to human health and safety or property, will not adversely impact upon adjacent properties or infrastructure, and will not have a negative impact on significant natural heritage and hydrologic features and/or their functions.	Comment addressed - this has been identified and rectified in the updated draft document
24-Apr	TRCA / Planning Ecology	Brennan Paul, Senior Ecologist	Natural Heritage System - 2.2.9.32(b)(d)	Revision Requested	Policy 2.2.9.32 (b) and (d) state that wetland evaluations must be approved by the Ministry of Northern Development, Mines, Natural Resources and Forestry. This is no longer a requirement of the province therefore this sentence should be deleted.	Comment addressed - this has been identified and rectified in the updated draft document
24-Apr	TRCA / Planning Ecology	Brennan Paul, Senior Ecologist	Natural Heritage System - 2.2.9.34	Revision Requested	2.2.9.34 indicates that Conservation Authorities are the approval body for wetland compensation. This is inaccurate as CA's provide advice to municipalities under the municipal planning process. This section should indicate that appropriate compensation will be determined in consultation with local Conservation Authorities.	Comment addressed - this has been identified and rectified in the updated draft document
24-Apr	TRCA / Policy	Heather Rodriguez, Planner	Natural Heritage System 2.2.9.32 (b)(d)	Revision Requested	Policy 2.2.9.32 (b) and (d) are duplicates, consider the removal of (b) or (d).	Comment addressed - this has been identified and rectified in the updated draft document
26-Apr	TRCA / DPP	Adam Miller, Associate Director Development Planning and Permits	Natural Heritage System 2.2.9.30	Revision Requested	While the PPS prohibits development and site alteration in Provincially Significant Wetlands (PPS - 2.1.4) it does not speak to associated buffers. Some flexibility should be provided for development within the 30 metre buffer. For example, minor reductions have been permitted where supported by technical studies prepared to the satisfaction of the City of Brampton and local Conservation Authorities. Flexibility is also needed for existing development/redevelopment.	Comment received.
26-Apr	TRCA / DPP	Adam Miller, Associate Director Development Planning and Permits	Natural Heritage System 2.2.9.32 (a)	Revision Requested	This policy should clearly identify that it only applies to development adjacent to a Provincially Significant Wetland and not within a Provincially Significant Wetland (which is prohibited by the PPS). The preamble notes this but the reader may not pick up on that and assume the management tools/options (i.e., compensation) may be permitted for both PSWs, unevaluated wetlands and other wetlands.	Comment addressed - this has been identified and rectified in the updated draft document
26-Apr	TRCA / DPP	Adam Miller, Associate Director Development Planning and Permits	Natural Heritage System 2.2.9.32 (c)	Revision Requested	We note that a hierarchical approach should be applied when considering off-setting/compensation policies. We recommend policy 2.2.9.32 (c) states that if mitigating impacts is not possible, removal/compensation measures may be considered in consultation with local Conservation Authorities.	Comment addressed - this has been identified and rectified in the updated draft document
26-Apr	TRCA / DPP	Jason Wagler, Senior Manager, Development Planning and Permits	Natural Heritage System 2.2.9.32 (f)	Revision Requested	2.2.9.32 (f) suggests that where development is proposed within a wetland's catchment, mitigating impacts to wetland hydrology is to be employed where it is feasible. This suggests that if it isn't feasible, impacts that have a negative impact on the wetland and its functions could be permitted. This policy isn't consistent with the PPS. The PPS identifies that development and site alteration on adjacent lands to wetlands must have no negative impacts on the feature and its ecological functions (2.1.8). The PPS also protects surface water features (2.2) such as wetlands and their hydrologic functions against changes that degrade the quality and quantity of water in that feature. The inability to maintain a wetland's hydrologic functions has a direct impact on the feature and consequently its ecological functions. We suggest revising the policy to state that if development is proposed within the catchment of a wetland, the risk to the wetland's hydrologic function is evaluated and appropriate mitigation measures are implemented to the satisfaction of the City of Brampton and local Conservation Authorities to maintain the wetland's functions and assure no negative impacts to the feature.	Comment addressed - this has been identified and rectified in the updated draft document
19-May-23	Dentons / CN	Jessica Jakubowski	2.2.8.10; 2.2.8.11	Revision Requested	We continue to respectfully suggest that policies 2.2.8.10 and 2.2.8.11 are more appropriately located in the general land use compatibility section, starting at Policy 3.5.2.9. As currently located, the policies could be interpreted to only apply to employment uses, instead of generally to land uses in proximity to employment uses. For example, a person with interest in a non-employment parcel adjacent to an employment parcel might overlook these policies, despite the fact that based on the PPS they apply.	Please review policies 3.5.2.10 - 3.5.2.14 and let us know if you have further comments.
02-Jun-23	MHBC	Oz Kemal	2.2.2 MTSAs - Heights and Densities	Revision Requested	The draft OPA should focus on the provision of minimum building heights rather than maximums within the MTSAs, as well as permitting a phasing of increased building heights over time. As Minister Clark informed Peel Region, through the Province's modification of policy 5.6.19.10 of the Peel Region Official Plan, wherein the Province removed the discretion of lower-tier municipalities to set maximum heights within MTSAs (see attached letter). The Province modified this Regional policy to ensure that "transit supportive outcomes are achieved, and that adequate housing supply is brought forward faster." The recommendation is to amend Table 4 Framework for Building Typologies and Table 5 Summary of Building Typologies by Designation and Overlay respectively in section 2.2.2, by providing minimum heights for Low-Rise Plus to High-Rise Plus rather than a range of heights.	Comment received
26-Jan	Kaneff	Kevin Freeman	3.3.1.41 (and related IZ policies e.g. 5.10)	Revision Requested	Recognizing the widespread shortage of purpose-built rental housing in Brampton and the Region of Peel, we encourage the City to consider policies that would exempt rental housing development from Inclusionary Zoning provisions and support the implementation of a Community Improvement Plan to incentivize new rental development. As proponents of purpose-built rental housing, we would like to assist the City towards achieving their goals for increasing the market supply of rental housing and maintaining stability within the rental market.	Comment received - purpose-built rental will be excluded from Inclusionary Zoning.
17-Apr	MHBC	Gerry Tchisler	3.2.3.10	Revision Requested	Although Morguard is not opposed to considering sustainability measures, we are concerned with the prescriptive nature of this policy which may be interpreted as requiring the implementation of very specific sustainability measure, district energy, by a development proponent with any major development. District energy is one of many possible sustainability measures that can be pursued to achieve carbon reductions. Such measures need to be specific to the type of development being proposed and consider the surrounding land use and ownership context. We request that this policy be amended to allow flexibility as follows: 3.2.3.10 The City will develop District Energy Ready Guidelines and will require district energy systems to be incorporated considered into all major growth and intensification areas including Centres and Boulevards	Comment received. District Energy is a priority project within Brampton's CEERP to achieve the city's greenhouse gas reduction targets. As identified in the CEERP, this includes actions to implement district energy in high growth districts including urban towns and centres with a mix of combined heating and power and other low-carbon heating and cooling sources. Schedule 8 demonstrates the energy planning districts and District Energy nodes in the City.
17-Apr	MHBC	Gerry Tchisler	3.3.1.35	Revision Requested	Policy 3.3.1.35 and any other associated policies should clarify that contributions to affordable housing would occur through the available legislative tools which are inclusionary zoning and community benefits charges, where applicable.	Comment received
04/28/2023	CVC	Dorothy Di Berto	3.2.5.2	Revision Requested	Suggest including the term "blue roof" to emphasize this option as an alternative green roof surface.	Comment addressed - this has been identified and rectified in the updated draft document
04/28/2023	CVC	Dorothy Di Berto	3.2.5.3	Revision Requested	Suggest adding "minimizing flooding and erosion hazard", after "...reducing SWM runoff...."	Comment addressed - this has been identified and rectified in the updated draft document

04/28/2023	CVC	Dorothy Di Berto	3.2.6.18 & 3.2.6.21	Revision Requested	Suggest replacing term "wet weather practices" with "best management practices". Or if this term is to be used suggest defining.	Comment addressed - this has been identified and rectified in the updated draft document
19-May-23	Dentons / CN	Jessica Jakubowski	3.5.2.13	Revision Requested	Policy 3.5.2.13 states that a complete application to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in the previous policy will be required to include a Compatibility/Mitigation Study, which will be addressed in the applicant's Planning Rationale. As in our previous submissions to the City, CN continues to recommend that this policy be strengthened by including reference to the PPS land use compatibility test, as outlined in Policy 2.2.8.11 of the December OP.	Comment addressed - this has been identified and rectified in the updated draft document
19-May-23	Dentons / CN	Jessica Jakubowski	3.5.2.25	Revision Requested	"Prior to the approval of development applications within noise and vibration sensitive areas, the proponent is required to engage the services of a qualified consultant to undertake an analysis of noise, vibration, and air quality, and to recommend noise and vibration abatement features as prescribed in the preceding general policies and subject to direct input from, and consultation with the appropriate rail company."	Comment addressed - this has been identified and rectified in the updated draft document
19-May-23	Dentons / CN	Jessica Jakubowski	3.5.2.27	Revision Requested	"All residential development or other sensitive land uses located between 300 metres and 1000 metres of a rail yard will be required to undertake noise studies and air quality studies, as they relate to air quality in proximity to rail yards, to the satisfaction of the City and the appropriate railway, to support its feasibility of development and, if feasible, the development proponent will undertake appropriate measures to mitigate any adverse effects from noise and air quality that were identified."	Comment addressed - this has been identified and rectified in the updated draft document
02-Jun-23	MHBC	Oz Kemal	3.3.1.9	Revision Requested	A further recommendation is that the following policy should be deleted that defers to the Zoning By-law to regulate building density and heights through massing and design regulations for residential developments. The act of 'regulating' density, built form, massing and design, increases the barriers to the supply of housing, given that regulations tend to restrict these matters through the implementation of minimums and maximums. Should built form continue to be regulated in the Official Plan, we would request that low density, commercial land uses as envisioned through the phasing of development over time, be recognized and permitted.	Comment received
02-Jun-23	MHBC	Oz Kemal	3.4.2.49	Revision Requested	The second draft OPA provides multiple references to parking standards that are worded in a manner that results in inconsistencies amongst one another. For example, in section 2.2.3 Centres, under "Prioritize Sustainable Mobility", policy 2.2.3.22 states that there will be no minimum automobile parking required for development within Centres. But in section 3.2.4 Sustainable Mobility, the subsection on Parking, policy 3.4.2.49, states that minimum parking requirements 'may' be eliminated, rather than 'shall be', in Town Centres (and MTSAs) through Zoning By-law regulations. The recommendation is to rephrase policy 3.4.2.49 to state: Minimum and maximum parking requirements shall be eliminated and shared parking requirements may be established by the Zoning By-law, in Centres, Boulevards, and Major Transit Station Areas and other areas determined by Council.	Comment addressed - this has been identified and rectified in the updated draft document
13-Feb	Glen Schnarr & Associates	Jason Alfonso	Special Land Use Policy Areas 4 & 5	Delete Policy	In light of the approved MZO and Draft Plan of Subdivision which implement a mixed-use community, it is our opinion that the current special land use policies are not consistent with the recent approvals and therefore, are no longer appropriate or required in order to guide development within the area. In this regard, we request that Special Land Use Policy Areas 4 and 5 (as highlighted on Attachment 2) be removed from the updated Draft Official Plan as well as from related Schedule No. 12 (included in Attachment 2).	Comment addressed- Special Policy Areas 4 and 5 have been removed from Chapter 4
16-Mar	Glen Schnarr & Associates	Mark Condello	Special Land Use Policy Areas X	New Policy	Recognizing that the OLT settlement for Block 47-1 and Block 47-2 relied on the current policy framework in the City's Official Plan (dated September 2020), on behalf of the Landowner Group, we request that the policy framework that guided the settlement between all parties continue to be identified in the Brampton Plan. This could be achieved by way of introducing a Special Land Use Policy Area for Block Plan 47-1 and Block Plan 47-2, that recognizes the flexibility on heights and densities in the Town Centre and High Density designation that guided the OLT's approval. To achieve the Landowner Groups objective, we recommend the following policy framework be included in Brampton Plan. <u>X. Special Land Use Policy Area X – Block Plan 47-1 and Block Plan 47-2 a) Notwithstanding the policies of this Plan, the land use and built form permission for the Bram East Town Centre have been determined through a Block Planning process. Land designated High Density Residential in Schedule 47 (a) of the Highway 427 Industrial Secondary Plan (SPA47) is permitted a maximum density of 200 units per net hectare. b) Variations of the maximum density, that do not alter the intent of the Brampton Plan, shall be considered without an Official Plan Amendment. c) Maximum height permissions shall be assessed on a case-by-case basis.</u>	Comment received - this will be identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	Section 4 item 5 v), Page 4-16	Revision Requested	"That the requirements of access, servicing, land use organization and phasing for the development of Special Land Use Policy Area 18 will be identified as part of a required Precinct Plan, or equivalent and a Growth Management Staging & Sequencing Report to the satisfaction of the City of Brampton, in consultation with the Region of Peel;"	Comment received - this section has been removed in the updated draft document
2023/04/24	GSAI	Jennifer Staden	Special Land Use Policy Area 2	Revision Requested	We do not think that an Official Plan Amendment should be required to fulfill the MTSAs vision of mixed-use and/or residential land uses on our clients' lands, when an OPA is not required for the balance of the MTSAs lands. We therefore request the MTSAs land use designation of High/Medium Density Mixed-Use for the Subject Lands with the Special Land Use Policy Area (as per our revised wording above) as an overlay. "The Special Land Use Policy Area in the vicinity of Clark Boulevard and West Drive identifies an area with long term potential for high density residential development. a) Notwithstanding the Neighbourhood designation of those lands within the Special Land Use Policy Area designation on Schedule 12 of this Plan, within the vicinity of Clark Boulevard and West Drive, only the continuation and expansion of industrial uses will be permitted until such time as the predominant existing uses have been relocated or are proposed to be relocated or to cease operations. b) At such time as the predominant existing industrial users have indicated their intention to relocate or cease operations, the City will consider development of the Neighbourhood designation an amendment to this Plan, subject to appropriate studies, to provide for the transition of this site to an appropriate mix of higher order uses."	Comment received - this will be identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	5.5.21.u	Requires Clarification	Clarify whether the "a" at the end of the policy is in reference to 5.5.21.a or an unfinished sentence?	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	5.11.19.d	Revision Requested	Please add "be free and clear of encumbrances" and "include" .d Considers the provision of serviced land of a suitable size for high-density development for the purposes of affordable housing, gratuitously conveyed to the Region or made available to a non-profit housing provider. Land conveyances for affordable housing must be free and clear of encumbrances, include zoning appropriate for affordable housing development, be tied to development milestones (e.g., registration of plan of subdivision for the applicable lands), and include cost-sharing provisions.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Affordability Threshold"	Revision Requested	Consider revising definition of "Affordability threshold" to: "means the maximum rental rate or purchase price of a housing unit that low/moderate-income households can afford"	Comment addressed - this has been identified and rectified in the updated draft document

2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Community Housing"	Revision Requested	Consider revising "Community Housing" definition to read "means housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social services administration boards. These providers offer subsidized or low-end-of market rents." Note: "non-profit housing societies" is not a common term in this jurisdiction	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Complete Communities"	Revision Requested	Consider revising "Complete Communities" definition for clarity - moving location of "including affordable housing" Complete Communities means the meeting of people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing including affordable housing, community infrastructure, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Emergency Shelters" and "Emergency Shelter/Transitional Shelter"	Revision Requested	Consider combining definition of "Emergency Shelters" and "Emergency Shelter/Transitional Shelter" for a single definition of "Emergency Shelter" to read: "means a facility designed to meet the immediate needs of people who are homeless. These shelters typically have minimal eligibility criteria, offer shared sleeping facilities and amenities. They may or may not offer food, clothing or other services. Some emergency shelters allow people to stay on an ongoing basis, while others are short term and are set up to respond to special circumstances, such as extreme weather." Note: Keep separate definition of "Transitional Shelter"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Homelessness"	Revision Requested	Consider revising definition of "Homelessness" to: "means the condition of being without long-term accommodation."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Inclusionary Zoning"	Revision Requested	Consider revising definition of "Inclusionary Zoning" to Regional OP definition: "means policies, zoning by-laws and programs that require development of residential units to include affordable housing units and provide for those units to be maintained as affordable over time."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Market Rental Housing"	Revision Requested	Consider revising to add "additional residential units" and "rented condominium units" Market Rental Housing means rental units in the private rental market and include purpose-built rental units as well as units in the secondary rental market, such as additional residential units, rented condominium units and single detached dwellings.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Non-Market Housing"	Revision Requested	Consider revising to remove "society" and replace with "housing corporation": Non-Market Housing means affordable housing that is owned or subsidized by government, a non-profit housing corporation, or a housing cooperative; whereby it is not solely market driven. Examples include transitional housing, emergency housing and rent-gear-to-income housing	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Non-profit Housing"	Revision Requested	Consider revising to read: "means community housing provided by a non-profit corporation, where a percentage of tenants pay rent geared-to-income or receive rent supplements, and the remaining pay market rents"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Purpose-Built Rental"	Revision Requested	Revise "rental pool" to "rental market"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Subsidized housing"	Revision Requested	Consider revising to Regional OP definition: "means housing that is a sub-set of affordable housing, sometimes referred to as "assisted", "social" or "rent-gear-to-income" housing. It refers to housing units provided under a variety of federal and provincial housing programs by the municipal non-profit housing corporation (Peel Housing Corporation) and private non-profit and co-operative non-profit housing corporations. It also refers to housing units within the private rental sector, including affordable housing, where rent-gear-to-income subsidy is provided through a rent supplement agreement with the landlord."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Madison Van West	Glossary "Transitional housing"	Revision Requested	Consider revising to read: "means accommodation that is owned and/or operated by or on behalf of a public authority or a not for profit housing corporation, that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, and support services. It is considered an intermediate step between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay, generally up to a maximum of 2 years."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.5.20	Revision Requested	Carrying forward language from the secondary plan section 5.5.8 j) and 5.5.10 a) iii, consider including language in the block planning section regarding an evaluation of housing needs and options as it applies to the precinct plan, including housing priorities and targets.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.5.21	Revision Requested	Consider including language regarding prioritizing the need for applicants to demonstrate affordable housing contributions in precinct planning for large developments so that more affordable housing (i.e. land, units, or other) can be secured through new developments. Building in requirements in the secondary plan and consequently precinct plan for affordable housing contributions.	Comment received - prioritizing affordable housing is addressed in the existing policy
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.11.19	Revision Requested	Remove "Housing Assessment Report" in the first sentence. Appears to be an error.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.11.19 c)	Revision Requested	Revise language to also speak to the contribution or provision of affordable housing units through mechanisms other than IZ.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.18 Glossary	Revision Requested	Definition of "Affordable (Housing)". Consider a broader reference to the new definition of affordability that will exist in the revised DC Act as proposed in Bill 23 (and potentially a merged PPS – Growth Plan).	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Housing	Paul Lewkowicz	5.18 Glossary	Revision Requested	Definition of "Low and Moderate-Income Households": Consider Regional OP definition or at minimum revising for clarity and grammar and reference existing PPS. "Low income: In the case of ownership housing, households with incomes at or below 30 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in the lowest 30 percent of the income distribution for renter households for the regional market area. Moderate income: In the case of ownership housing, households with incomes between 30 to 60 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes between 30 to 60 percent of the income distribution for renter households for the regional market area."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	Roman Kuczynski	5.1.2	Revision/Clarification Requested	The Growth Management Program will assist in determining the staging, timing, and relative priority (<i>not sure what it means possibly simply phasing</i> ; section 5.3 is titled "Development Phasing") of development and growth-related infrastructure.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	Roman Kuczynski	5.1.7	Revision Requested	Key performance indicators will be monitored based on the City-Wide Building Blocks and policy areas (e.g. Built-up Area, UGC, DGA, MTA, Employment Areas) of Brampton Plan.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	Roman Kuczynski	5.3.1.f	Revision/Clarification Requested	Ensures that the provision of hard and soft infrastructure (<i>is it defined or just used loosely</i>) occurs in a coordinated and economically viable manner, in accordance with approved infrastructure plans.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	Roman Kuczynski	5.5.10.x	Revision Requested	The population and employment projections and resultant development density (persons and jobs per hectare) for the Secondary Plan area and if applicable minimum densities for specific policy areas (e.g. DGA, UGS, MTA) within the Secondary Plan.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	Roman Kuczynski	5.7.1.a	Revision/Clarification Requested	The minimum number of people and jobs (<i>should this be replaced with or just added "minimum density of people and jobs per hectare"</i>) that will be accommodated within the Major Transit Station Area as listed in Table 1;	Comment addressed - this has been identified and rectified in the updated draft document

2023/03/29	Region of Peel - Growth Mgmt	April Fang	5.18 Glossary	Revision Requested	Designated Growth Areas means lands within settlement areas, but outside of delineated built up areas designated in an official plan for growth over the long-term planning horizon of this Plan provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Mgmt	April Fang	Shapefile/Schedule	Revision Requested	Need to update Peel MTSA points & Planned MTSA 800m buffer to remove Heritage Height to reflect the Province modifications	Comment received - this will be revised through a conformity exercise
2023/03/29	Region of Peel- Public Health	Sarah Powell	Section 5.5.8	Revision Requested	Background Studies: A Health Assessment should be included in this list.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel- Public Health	Sarah Powell	Glossary	Revision Requested	Consider including language around protecting and promoting for health impacts, specifically, a high quality physical environment including protecting for air and water quality.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	5.5.7, Page 5-12	Revision Requested	"provided that the Secondary Plan is adopted within a reasonable period of time as determined by the City."	Revision reference not found
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	5.5.10 a), Page 5-14	Revision Requested	Add to the list: "The phasing and sequencing of development"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	5.5.15 d), Page 5-16	Revision Requested	"Identify hard infrastructure requirements to support development, and the sequencing of development in relation to the infrastructure"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	5.5.21, Page 5-18	Revision Requested	Add to the list: "The phasing and sequencing of development"	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.1 Measurement - 3rd Paragraph, Last Sentence	Housekeeping	The word "City" should be capitalized because it is a reference to the corporation.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.5 Secondary-Level Plan - Secondary Plans - Background Studies Policy 5.5.8.b	Revise	Please see Region comments provided on Chapter 2 on the suggested changes to the use of terms for Natural System, Natural Heritage System and Water Resource System. We recommend the City consider changing 'Natural Heritage System' to 'Natural System' or adding the term 'and Water Resource System' after 'studies to address the Natural Heritage System'. "Natural heritage and subwatershed studies to address the Natural Heritage System and Water Resource System policies of Brampton Plan."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.5 Secondary-Level Plan - Secondary Plans - Background Studies Policy 5.5.8.e	General	The Region can provide the City with draft Terms of Reference on the Climate Adaptation Strategy.	Comment received - the City will appreciate receiving the draft Terms of Reference on the Climate Adaptation Strategy from the Region
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.11 Planning and Development Applications - Pre-Consultation and Complete Applications 5.11.4	Housekeeping	Recommend listing studies/information in alphabetical order and/or grouping related studies together in the list.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.11 Planning and Development Applications - Pre-Consultation and Complete Applications Policies 5.11.4 .n and .o	Clarify	Policies '.n' and '.o' - appear to be duplicated. Suggest revising and listing as Environmental Implementation Report or Master Environmental Servicing Study and/or Environmental Impact Study.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.11 Planning and Development Applications - Consent to Sever Policies 5.12.24	Revise	Include reference to the Region Official Plan and Provincial Plan's as Greenbelt Plan severance policies apply within the Greenbelt area. See ROP Policy 7.4.9."Consents must comply with any relevant policies of this Plan, Provincial Plans and the Region of Peel Official Plan. "	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.11 Planning and Development Applications - Consent to Sever Policies 5.12.XX	Revise	Recommend adding new Policy 5.12.XX after Policy 5.12.29 as follows: 5.12.XXConsents to sever a lot may be permitted to enable the securement of lands for natural heritage conservation purposes by a public authority or a non-government conservation organization, provided that: .aThe consent will avoid fragmentation of the Natural Heritage System's features and areas, where possible; .bThe acquired and retained lots are in compliance with the Zoning By-law; .cWhen deemed necessary, a restrictive covenant or conservation easement is placed on title of the land to be held for conservation purposes prohibiting development of the land for non-conservation uses in perpetuity. Definitions for public authority and non-government conservation authority are also recommended to be included in the Glossary in conjunction with the policy. Definitions are provided in the Region of Peel Official Plan as follows: Public authority: any federal, provincial, regional, or municipal agency including any commission, board, authority or department established by such an agency exercising any power or authority under a Statute of Canada or Ontario. Non-government conservation authority: a non-profit conservation body independent of any government such as a land trust.	Comment received.
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.18 Glossary	Housekeeping	Consider if terms which are found in the glossary should be bold or italics throughout the document in order to indicate to the reader that they are defined terms. Key terms that used for the purpose of achieving conformity with provincial plans and policies should identified in the Plan.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary	Revise	Recommend the following terms be listed or defined in the Brampton Plan: -Erosion Hazard -Habitat of Aquatic Species at Risk -Highly Vulnerable Aquifer -Intermittent Stream -Key Hydrologic Area -Minimum Distance Separation Formula -Non-government Conservation Organization -Permanent Stream -Public Authority -Seepage Areas and Spring -Sensitive Ground Water Feature -Sensitive Surface Water Feature - Significant Groundwater Recharge Area - Sustainability Assessment Tool - Sustainability Score Thresholds - Sustainable New Communities Program -Watercourse -Water Resource System	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.18 Glossary - 2nd Paragraph	Revise	Recommend revising "coordination with these documents is also required to provide intent to meaning of this Plan" to "reference to terms defined in these documents is also required to support the interpretation and implementation of this Plan". "Definitions provided for in the Planning Act, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan have not been duplicated in Brampton Plan, therefore coordination with these documents is also required to provide intent to meaning of this Plan-reference to terms defined in these documents is also required to support the interpretation and implementation of this Plan. "	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - 3rd Paragraph	Clarify	No tables are included in the Glossary. Clarify if it is the City's intention to provide tables to indicate which provincial and regional terms are referenced in the Brampton Plan and suggest further clarification of how provincial/regional terms are to be applied in relation to local Brampton Plan terms.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.18 Glossary - Cultural Woodland	Housekeeping	Delete first reference of the definition of Cultural Woodland as it is duplication and the second reference is more comprehensive. "Cultural Woodland means having a tree crown cover of at least 60%, and a large portion of potentially non-native species."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Mark Head	Chapter 5 - 5.18 Glossary - Cultural Woodland - 1st Sentence	Revise	Recommend keeping and revising the second definition of Cultural Woodland, by adding "at least" after "containing a large proportion of non-native species and having...". "Cultural Woodlands a tree vegetation community originating from, or maintained by, anthropogenic influences and culturally based disturbances; often containing a large proportion of non-native species and having at least 35 to 60 percent cover of coniferous or deciduous trees."	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.18 Glossary - Deep Overburden	Revise	Delete as the term "Deep Overburden" is not used in Brampton Plan	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.18 Glossary - Designated Vulnerable Area	Revise	The term "vulnerable area" is found throughout Brampton Plan without the reference to "Designated". Consider removing the word "designated"	Comment addressed - this has been identified and rectified in the updated draft document

2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Gail Anderson	Chapter 5 - 5.18 Glossary - Dry Swales	Revise	Confirm that this term is used in Brampton Plan. If not, revise the term to "Headwater Drainage Feature", which is a more up-to-date term to describe the feature and the term used in the Brampton Plan. If including a definition for Headwater Drainage Feature, suggest adapting the definition in TRCA's Living Cities Policies – “Headwater Drainage Feature: means ill-defined, non-permanently flowing drainage features that may not have defined bed or banks. They are zero-order intermittent and ephemeral channels, swales and rivulets, but do not include rills or furrows. HDFs are assessed in accordance with recommended evaluation procedures and guidelines.”	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Ecological Buffers	Revise	Based on previous comments on Natural System, Natural Heritage System and Water Resource System, suggest adding “and water resource system before “features and areas and “changing “Natural Heritage System” to “Natural System”. Ecological buffers may apply to both natural heritage and water resource system features and areas. “Ecological Buffer means areas that serve to protect natural heritage and water resource system features and areas, and their ecological functions and processes, to maintain the ecological integrity of the Natural Heritage System through appropriate buffers.”	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Essential	Revise	The Glossary references the definition of essential used in the Peel Region Official Plan, which defines essential as meaning “necessary to the public interest after all reasonable alternatives have been considered” and employs the term in referring to infrastructure. In the Brampton Plan, the term is used in other contexts where the Region Plan definition may not be appropriate. It is suggested that the City, rather than referencing the Peel Region definition of essential, define essential as follows: “Essential means, with respect to infrastructure or services, necessary to the public interest after all reasonable alternatives have been considered”.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Food System	Revise	Suggested revisions to the definition of Food Systems is provided for consideration: “Food Systems means all economic, social and environmental processes , networks, and infrastructure that are involved with the growth, harvest, production , processing, packaging, distribution, transport, marketing, sale, serving, consumption, resource recovery and disposal of food.”	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Natural Heritage System	Revise	Based on previous comments provided by the Region on Chapter 2, the City may wish to also add a definition to define the Natural System in the Glossary, if helpful to readers, as well as the Natural Heritage System and Water Resource System. Also suggest further clarifying the definition by adding “as described in this Plan and” after “means a system” to tie the Glossary definition to the more specific description and definition in the policies of the Plan. “Natural Heritage System means a system as further described in this Plan and made up of natural heritage features and areas, linked by natural corridors...”	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - On-Farm Diversified Uses	Revise	The reference to Prime Agricultural Areas could be removed as no PAAs are identified with the Brampton Plan. Brampton should consider if ground-mounted solar facilities will be permitted in the Rural System, as an on-farm diversified use.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Plantation	Revise	the following revisions are suggested to provide clarity “Plantation means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted, often characterized in regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to woodlands-natural woodland or forest. ”	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Pond	Housekeeping	List ‘Pond’ as a separate Glossary definition from ‘Plantation’.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Restoration Areas	Revise	Based on previous comments on Natural System, Natural Heritage System and Water Resource System, suggest reference the “Natural System” instead of “Natural Heritage System” or capitalize the term “natural heritage system”.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Significant a)	Housekeeping	Based on changes to the OWES that came into effect Jan 1, 2023, this definition needs to be revised as the identification/approval role of MNRF for the identification of PSWs has changed.	Comment addressed - this has been identified and rectified in the updated draft document
2023/03/29	Region of Peel - Research & Analysis, Planning & Development Services	Melanie Williams	Chapter 5 - 5.18 Glossary - Surface Accessory Parking Lots	Housekeeping	Add the missing the corresponding definition.	Comment addressed - this definition is no longer present in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.1.2.6 (comment is regarding Schedule 1 and 2)	Needs Discussion	Elements of the City-wide Growth Management Framework – Recommend revisions to clarify the City-wide Growth Management Framework and differentiate the labelling for the Natural Heritage System overlay on Schedule 1 and designation on Schedule 2. “The Natural Heritage System policies sets the context for conservation and protection when developing the City-Wide Growth Management Framework. In conformity with the policies of this Plan, the Region of Peel Official Plan and relevant Provincial Plans and policies, these lands, Natural Heritage System and Water Resource System features and areas will be maintained, restored, improved and enhanced for long-term sustainability of the System.”	Comment addressed - Schedule 1 has been amended to show the NHS is not overlay.
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.1	Requires Clarification	The Natural Heritage System is identified as both an overlay on Schedule 1 and a designation on Schedule 2. Refer to comments on Policy 2.2.2.2 f. recommending relabelling the Natural Heritage System overlay on Schedule 1 to “Natural System”.	Comment addressed - Schedule 1 has been amended to show the NHS is not overlay.
Dec-22	Region of Peel - Planning & Development Services	Gail Anderson, Principal Planner	2.2.1.2	Needs Discussion	Reference to Schedule 1 - The Natural Heritage System (recommended to be labelled “Natural System”) also appears on Schedule 1. The description of the Natural Heritage System overlay is missing in this section but is shown on Schedule 1. Refer to comments on Policy 2.2.2.2 f. recommending relabelling the Natural Heritage System overlay on Schedule 1 to “Natural System”. Recommend adding 2.3.1.1 e. to describe the “Natural System” overlay.	Comment addressed - Schedule 1 has been amended to show the NHS is not overlay.
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9	Revision Requested	Confirm that Schedules 5, 6 and 7 are the relevant schedules that designate/identify the Natural Heritage System and its components/elements. The recently circulated version of Schedule 5 identifies Provincial Plan Areas and does not identify the NHS. Schedule 2 designates the NHS along with other land use designations but is not referenced in the preamble paragraphs. Schedules 6a and 6b further identify components/elements of the NHS and some of the Water Resource System’s features and areas. It is recommended the City review the different schedules designating and/or identifying the NHS and WRS systems to ensure the appropriate systems, features and areas are designated and/or identified appropriately on the schedules. Recommended changes to the 6th paragraph are provided below: - delete “shown on Schedule 5 and in greater detail on Schedules 6 and 7” after “ components of the Natural Heritage System as” in the first sentence and replace with “designated on Schedule 2 and shown on Schedules 6a and 6b”; - add “designated or” after “may be present but are not” in the second sentence; and, - delete “Schedule 7” in the second sentence and replace with “on the schedules”. The policies of this section apply to recognized, potential and unevaluated components of the Natural Heritage System as shown on Schedule 5 and in greater detail on Schedules 6 and 7, designated on Schedule 2 and shown on Schedules 6a and 6b.	Comment addressed - Schedule 1 has been amended to show the NHS is not overlay.
Dec-22	Region of Peel - Planning & Development Services	Mark Head, Manager Melanie Williams, Principal Planner	2.2.9.12	Revision Requested	Recommend revising by changing “designated on Schedule 6b” to “as shown on Schedule 6b”. It is unclear whether natural heritage features and areas are “designated” or “shown/identified” on Schedule 6b. If Schedule 6b also designates Natural Heritage System features and areas in addition to Schedule 2, which designates the Natural Heritage System, then it would be appropriate to designate the features. The reference to Schedule 6b in other policies does not indicate that features are designated on the Schedule. Alternatively, the City could consider changing “designated on Schedule 6b” to “as defined and protected in accordance with the policies of this Plan” to reference the policies of the Plan rather than specific mapping.	Comment addressed - this has been identified and rectified in the updated draft document
Dec-22	Region of Peel - Planning & Development Services	Melanie Williams, Principal Planner	2.2.9 ‘Natural Hazards’	Revision Requested	Introduction - Indicates incorrect draft Schedule. Should reference Schedule 6a Natural Heritage System, instead of Schedule 7 Parks and Open Space.	Comment addressed - this has been identified and rectified in the updated draft document

26-May-22	SGL Planning & Design Inc.	Paul Lowes	Schedule 1, Schedule 3, Schedule 2	Revision Requested	We note the Draft Schedule 1 City Structure, 2 City Wide Growth Management, and Schedule 5 Designations continue to show the subject as an Employment designation . The Draft Official Plan schedules and land use policies should conform with the Adopted Peel Region Official Plan, which show the subject site outside of the Employment Area. In order to bring the Brampton Official Plan into conformity with the adopted Peel Official Plan, the 75 Bramalea Road lands should be designated as "Neighbourhoods" on proposed Schedule 1: City Structure and should also be designated as "Neighbourhoods" on Schedule 2: City-Wide Growth Management. In addition, to achieve conformity with the adopted Peel Official Plan, the subject lands should be designated as "Neighbourhoods" with a Mixed-Use Districts overlay on Schedule 5: Designations.	Comment addressed - this has been identified and rectified in the updated draft document
31-Jan-23	SGL Planning & Design Inc.	Raymond Ziemba	Schedule 1, Schedule 3	Revision Requested	We have reviewed the Draft Brampton Official Plan released in December 2022, and note the Draft Schedule 1 City Structure, and 2 Designations, continue to show the subject site as an Employment designation. The Draft Official Plan schedules and land use policies should conform with the Peel Region Official Plan (November 2022), which shows the subject site outside of the Employment Area. In order to bring the Brampton Official Plan into conformity with the Peel Region Official Plan (November 2022), the 75 Bramalea Road lands should be designated as "Community Areas" on proposed Schedule 1: City Structure and should also be designated as "Mixed Use" on Schedule 2: Designations.	Comment addressed - this has been identified and rectified in the updated draft document
13-Feb	Glen Schnarr & Associates	Jason Afonso	Schedule 13	Revision Requested	In light of the approved MZO and Draft Plan of Subdivision which implement a mixed-use community, it is our opinion that the current special land use policies are not consistent with the recent approvals and therefore, are no longer appropriate or required in order to guide development within the area. In this regard, we request that Special Land Use Policy Areas 4 and 5 be removed from Schedule 12	Comment addressed - this has been identified and rectified in the updated draft document
13-Feb	Glen Schnarr & Associates	Jason Afonso	Schedule 4	Revision Requested	The configuration of the road network and the related right-of-way widths should be revised within the area of the subject lands to match the approved Draft Plan.	Comment to be addressed - staff are working to resolve this through the final Brampton Plan document.
13-Feb	Glen Schnarr & Associates	Jason Afonso	Schedule 7	Revision Requested	The location of the Neighbourhood Park on the Approved Draft Plan should be shown on the Schedule.	Comment addressed - this has been identified and rectified in the updated draft document
13-Feb	Glen Schnarr & Associates	Jason Afonso	Schedule 10	Revision Requested	The Schedule should be revised to identify the lands at the northwest quadrant of Mississauga Road and Bovaird Drive West as part of Secondary Plan Area 51: Mount Pleasant, consistent with Schedule 11 which shows the lands correctly as Block Plan Area 51-3.	Comment addressed - this has been identified and rectified in the updated draft document
26-Jan	Kaneff	Kevin Freeman	Schedule 12	Needs Discussion	We note that the Mississauga Road Corridor Special Policy Area was not included in previous draft of the Official Plan, dated April 2022. We would like to better understand the rationale for the inclusion of the new Special Policy Area and the implications that this may have on future employment related development opportunities. The redevelopment potential of our lands has been limited by a restrictive 'Office' designation in the current Official Plan and 'Office Centre' designation in the Secondary Plan that do not permit industrial or prestige industrial related land uses. We are of the opinion that this Mississauga Road Corridor Special Policy Area contradicts some of the key Employment and Goods Movement Corridor policies contained within the draft Official Plan such as 2.1.3.14, 2.1.2.5, 2.2.1.1 c.	Comment received - this area is subject to review through the BramWest Secondary Plan Review.
2023/03/29	Region of Peel - Growth Management Program	Wayne Koethe, Principal Planner	Schedule 11	Needs Discussion	Is there a reason why precinct plan No. 47-3 in SP 47 was removed between drafts?	Comment received - there is no 47-3 completed at this time.
17-Apr	MHBC	Gerry Tchisler	Schedule 2, & 6A	Needs Discussion	The schedules appear to identify the existing concrete stormwater drainage channel and abutting manicured lawn areas (see photo in Appendix 2). We request that this designation be removed from the property on all schedules. Note that Morguard is also currently working with the City and Conservation Authority staff through site plan application SPA-2021-0268 to address flooding concerns caused by this concrete channel by enclosing the channel, relocating Peel Centre Drive on top of the channel, and creating a new open channel to the east	Comment received - please be advised that when the work to relocate the channel has been completed, the Official Plan will require an amendment at that time.
05/25/2023	TRCA		NHS (6A) and Natural Heritage Features (6B)	Requires Clarification	Based on TRCA mapping, some unevaluated wetlands are not captured in Schedule 6B. Upon request, TRCA can share its current wetland data/mapping and/or meet to provide examples of apparent discrepancies.	Comment to be addressed through the final Brampton Plan document.
19-May-23	Dentons / CN	Jessica Jakubowski	Schedule E-4	Revision Requested	The Brampton Intermodal Yard (the "Intermodal Facility") is depicted on schedule E-4 of the Region of Peel's recently-adopted 2022 Official Plan. As this mapping has been adopted by the Region, CN submits that it should also be reflected in the upcoming new draft of the Official Plan, and a similar label should be added to all appropriate mapping. Similar comments were made in the June 2022 Letter prior to the release of the December OP and we respectfully ask for confirmation of the City's intent as it relates to including the Intramodal Facility in the new draft of the Official Plan.	Comment addressed - this has been identified and rectified in the updated draft document
02-Jun-23	MHBC	Oz Kemal	Schedule 8	Revision Requested	A District Energy system works on the premise that there is a source of cheap energy such as waste heat from an existing boiler or sewage treatment facility. This raises the question of how the City of Brampton plans to generate heat in the Mount Pleasant GO Station Area and where it plans to locate the heat generation facility in the pre-determined "District Energy Area" shown on Schedule 8: Energy Planning Districts. It also is important to ascertain where and when the City will, not only build the facility, but also construct the water distribution pipes that connect the heat generation facility to the multiple buildings within the Area. Normally the heat generation facility and the pipes are critical and preliminary elements for implementation of a District Energy system. It would be costly to design a new development to be 'district energy' ready in absence of the City having undertaken any feasibility studies of undertaking District Energy systems in the Mount Pleasant GO Station area. Designing a building for two completely different types of heating/cooling systems will add costs to future purchasers. Remove the District Energy Area overlay from the Mount Pleasant GO Station in Schedule 8: Energy Planning Districts , until such time as the City has invested in a heat pump facility in the area or undertaken a feasibility assessment. In the interim, the policies may suggest that alternate green energy systems be considered for individual developments.	Comment addressed - the title of Schedule 8 has been updated to clarify that it demonstrates proposed energy planning districts.
01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Needs Discussion	"Cultural Woodland" and "Cultural Woodlands" are both defined. They are the same terminology but are inconsistent. The definition of "Cultural Woodland" should be consistent with industry standards such as Ontario's Ecological Land Classification. Please clarify the discrepancy.	Comment to be addressed.
01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Requires Clarification	If definitions for every wetland type, e.g., "Fens", "Marsh" and "Swamp" are required (i.e., if the broader definition of Wetland is not sufficient), they should be consistent with Ontario's Ecological Land Classification and PPS.	Comment addressed - this has been identified and rectified in the updated draft document
01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Requires Clarification	We note that the term "Key Natural Heritage Features" (KNHFs) is not typically used outside the Oak Ridges Moraine Conservation Plan (ORMCP). As such, it may not be necessary to categorize features in this manner outside the ORMCP; instead the PPS definitions could be used for significant natural features. Further, it is unclear how the definition of "Natural Heritage Features and Areas" differs from the KNHF definition. Referencing areas outside of Brampton could lead to confusion and should be avoided.	Comment addressed - KNHFs have been removed in the updated draft document
01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Needs Discussion	Under the definition for "Significant", in regards to a) wetlands identified as significant by MNR using evaluation procedures established by the Province, we note that the government is proposing updates to Ontario's Wetland Evaluation System (OWES), including shifting responsibility for wetland evaluation from MNR to evaluators and approval to municipalities. As such, wording for this definition could be revised to allow for that possibility. TRCA could assist with a revision.	Comment addressed - this has been identified and rectified in the updated draft document
01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Revision Requested	Regarding the definition of "Valleylands and Watercourse Corridors", we note that valleylands do not require watercourses to be considered valleys under TRCA policies. Dry valleys are still considered to be valleylands. We recommend clarifying this within the definition. TRCA could assist with a revision.	Comment received.

01-Dec	TRCA - Ecology	Paul Brennan	Glossary	Requires Clarification	It is unclear why a definition of "Woodland Edge" is required. The area adjacent to a woodland could have many different characteristics and often, the adjacent areas are in a manicured or landscaped state. This definition would not appear to capture all possibilities for lands adjacent to a woodland. TRCA could assist with a revision.	Comment received.
01-Dec	TRCA - Engineering	Dan Hipple	Glossary	Revision Requested	We recommend the following revision to the definition of "Flooding Hazard" b).b 1..i 1...i the flood resulting from the rainfall actually experienced during a major the Regional sStorm Event such as the Hurricane Hazel storm..."	Comment addressed - this has been identified and rectified in the updated draft document
02-Jun	MHBC	Oz Kemal	Glossary	Revision Requested	Remove the chart of building height standards from the definition of Building Typologies, and provide a definition of the terms low-rise to high-rise plus in terms of what the terms mean.	Comment received