

Report



Report No. DS2019-019	To: Council	Prepared By: Andria Leigh, Director, Development Services
Meeting Date: February 27, 2019	Subject: Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe	Motion # _____
Roll #: n/a		R.M.S. File #: L11 56191

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report No. DS2019-019 be received and adopted; and
2. That Council authorize Planning staff to make a submission to the Ministry of Municipal Affairs and Housing based on the comments as outlined in Report DS2019-019 through the Environmental Registry (013-4504) as the Township's submission on the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe 2017 in addition to any other comments received by Council.

Background/Analysis:

The Growth Plan for the Greater Golden Horseshoe was originally implemented by the Province in 2006 in order to provide a framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe (GGH). The Growth Plan does also contain a subsection that is specific to the County of Simcoe, unlike other regional jurisdictions in the Greater Golden Horseshoe.

In 2016 the Province released proposed changes to four Provincial plans, including the Growth Plan and Township staff did provide comments during that consultation process as outlined in Staff Report DS2016-097. In May 2017, the Province released the current version of the Growth Plan 2017 which continues to be utilized by staff in considering all land use planning decisions.

By letter dated January 15, 2019 the Minister of Municipal Affairs and Housing advised that the Province is proposing changes to the Growth Plan for the Greater Golden

Horseshoe, 2017 (Growth Plan 2017) and its transition regulation. Comments are encouraged to be submitted by the Provincial deadline. Further the Province has advised that the purpose of the proposed amendments to the Growth Plan are to “address potential barriers to increasing the supply of housing, creating jobs and attracting investments.”

The Ministry of Municipal Affairs and Housing (MMAH) posted to the Environmental Registry a notice for Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (Attachment #1). The comment period for this proposal closes on February 28, 2019.

Prior to the release of the Proposed Amendment to the Growth Plan, the Ministry conducted consultations sessions through the fall with invited stakeholders, including municipalities across the Greater Golden Horseshoe. Township staff participated and provided input in a series of these sessions including: Employment Area Expansions, Settlement Area Boundary Expansions, and the Agricultural & Natural Heritage Systems Mapping. Each of the six policy areas where changes are now being proposed were the subject of a consultation session by the Province and were all areas that had been identified as problematic for not only the upper tier and lower tier municipalities in Simcoe County but other regional jurisdictions within the Greater Golden Horseshoe.

Township staff have now had an opportunity to review the proposed amendments as posted and through this report have provided a summary of the proposed amendments (as outlined on the Province’s website) and staff’s comments on the potential implications for the Township of Oro-Medonte.

The proposed Amendment #1 to the Growth Plan would make a number of changes to the Growth Plan 2017; and the major focus of the proposed changes relates to the following six policy areas:

Employment Planning, Settlement Area Boundary Expansions, Small Rural Settlements, Agricultural and Natural Heritage Systems, Intensification and Density Targets, and Major Transit Station Areas.

Outlined below is the Provincial summary of the proposed changes for each of these six policy areas. The ones with the most potential to impact Oro-Medonte have been bolded for easier reference.

Employment Planning

A modernized employment area designation system that ensures lands used for employment are appropriately protected while unlocking land for residential development. The proposed amendment includes:

- Introduction of provincially significant employment zones identified by the Minister of Municipal Affairs and Housing that must be protected and cannot be

converted to non-employment uses outside the municipal comprehensive review (The Minister has since released the proposed zones on the Environmental Bill of Rights (EBR) website; only one of which is located in Simcoe County (Alliston) surrounding the Honda plant).

- **A new policy that creates a one-time window to allow municipalities to undertake some conversions from employment uses to other land uses between the effective date of the proposed amendments and their next municipal comprehensive review, where appropriate and subject to criteria. Includes requirement to maintain a significant number of jobs on those lands**
- Modified language that allows municipalities to set multiple density targets for each employment area rather than a single target and that removes requirement for an employment strategy
- Modified language regarding direction on locating and preserving employment areas adjacent to major goods movement facilities and corridors (e.g. Highway 400)
- **Clarification that upper-tier (County of Simcoe) and single-tier municipalities can designate employment areas at any time before the next municipal comprehensive review (MCR), including adding existing lower-tier municipal designations**
- A new policy that allows municipalities to require that space be retained for a similar number of jobs when redeveloping employment lands
- Clarification that within existing office parks, non-employment uses should be limited
- Modified language that requires municipalities to provide for an appropriate interface to maintain land use compatibility between employment areas and adjacent non-employment areas

Settlement Area Boundary Expansions

A system that enables local municipal decisions on reasonable changes to settlement area boundaries in a timely manner so as to unlock land faster for residential and commercial development that supports more jobs and housing. The proposed amendment includes:

- **Clarifying policy to focus on outcomes rather than specifying types of studies to justify the feasibility and location of settlement area boundary expansions**
- **A new policy that allows municipalities to adjust settlement area boundaries outside the municipal comprehensive review if there is no net increase in land within settlement areas, subject to criteria**
- **A new policy that allows municipalities to undertake settlement area boundary expansions that are no larger than 40 hectares outside the municipal comprehensive review, subject to criteria**

- **Removal of requirement to de-designate excess lands when undertaking settlement area boundary expansions**

Small Rural Settlements

A system that recognizes small rural settlements as areas that are not expected to face significant growth pressures. The proposed amendment includes:

- **Introduction of a new defined term “rural settlement” as a subset of “settlement areas” and removal of “undelineated built-up areas”**
- **Specification that rural settlements are not part of the designated greenfield area**
- **A new policy that allows minor rounding out of rural settlements in keeping with the rural character of the area, and subject to other criteria**

Agricultural and Natural Heritage Systems

Greater Golden Horseshoe regional mapping systems that are factual and reflect the local mapping realities, while providing for the appropriate level of protections for our natural resources and continuing to build the economic viability of our agri-food industry. The proposed amendment includes:

- **Specification that the provincial mapping of the agricultural land base and the Natural Heritage System for the Growth Plan does not apply until it has been implemented in upper- and single-tier official plans**
- **During the period before provincial mapping is implemented in upper- and single-tier official plans, the Growth Plan policies for protecting prime agricultural areas and natural heritage systems and features will apply to municipal mapping**
- **Specification that municipalities can refine and implement provincial mapping in advance of the municipal comprehensive review**
- **Specification that once provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review**

Intensification and Density Targets

A simplified approach to minimum intensification and density targets that reflects the objective of supporting provincial transit investments, the planned growth rates and local realities of different communities in the region, including market demand for housing. The application of the different levels of targets recognizes that "one-size does not fit all" and makes it easier to understand and measure the impacts of growth in the region. The proposed amendment includes:

- **Revised policy that establishes different minimum intensification targets for municipalities. The following targets would take effect at the next municipal comprehensive review with no further increase in 2031:**

- The City of Hamilton and the Regions of Peel, Waterloo and York will have a minimum intensification target of 60 per cent
- The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will have a minimum intensification target of 50 per cent
- The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, **Simcoe and Wellington will establish a minimum intensification target based on maintaining or improving upon their current minimum intensification target**
- Revised policy that establishes different minimum designated greenfield area density targets for municipalities. The following targets would take effect at the next municipal comprehensive review and apply to the entire designated greenfield area (with the exception of net-outs):
 - The City of Hamilton and the Regions of Peel, Waterloo and York will have a minimum designated greenfield area density target of 60 residents and jobs per hectare
 - The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will have a minimum designated greenfield area density target of 50 residents and jobs per hectare
 - The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, **Simcoe and Wellington will have a minimum designated greenfield area density target of 40 residents and jobs per hectare**
- New policies that permit all municipalities to apply for alternative intensification and designated greenfield area density targets, with simplified criteria
- Clarification that intensification should be prioritized around strategic growth areas while also being encouraged generally throughout the delineated built-up area

Major Transit Station Areas (MTSAs)

A streamlined approach that enables the determination of major transit station areas to happen faster so that zoning and development can occur sooner. The proposed amendment includes:

- Revised policies that simplify the process and criteria for alternative targets that reflect on-the-ground realities
- A new policy that allows municipalities to delineate and set density targets for major transit station areas in advance of the municipal comprehensive review, provided the Protected Major Transit Station Area tool under the Planning Act is used
- Clarification that major transit station areas can range from an approximate 500 to 800 metre radius of a transit station

Planning Considerations:

In reviewing all of the proposed amendments to the Growth Plan, Township staff believes that these changes are generally beneficial to the Township. Fundamentally the proposed amendments do not change the land use approach already implemented through Growth Plan 2017. Some of the amendments will have the potential to provide additional flexibility to the Township and the opportunity to consider settlement area boundary expansions or adjustments or employment conversions ahead of the County's required MCR process being completed.

The Growth Plan 2017 had already established a strong regional planning framework in the County of Simcoe, which is not proposed to be amended through this proposal. The direction and allocation of forecasted population and employment growth, the identification of a settlement hierarchy, the identification and protection of employment areas, and the protection of broad regional agricultural and natural heritage systems are all fundamental roles that the Growth Plan 2017 had already established for the County which are generally being maintained with the proposed Amendment #1.

One of the significant concerns with the current Growth Plan 2017 was the requirement for the County to undertake its growth management planning through a Municipal Comprehensive Review (MCR). By requiring the County to combine all required components of the MCR into a single comprehensive exercise, the existing Growth Plan 2017 was committing the County to a multi-year, multi-million-dollar planning study that would not deliver a new growth and settlement structure for several years, and potentially longer with the approval and appeal processes. This MCR process was also required to be completed before growth management and Plan conformity could be completed by the local municipalities. The proposed changes identified in Proposed Amendment #1 will simplify the MCR for the County and allow it to undertake components of the work in a sequential fashion rather than require all elements of the MCR to be "bundled" into a complex and burdensome single study. Additionally local municipalities have been provided some flexibility for limited growth management to be completed prior to the MCR process being completed. These changes, such as those permitting employment area conversions and designating employment areas prior to the next MCR, and permitting implementation of the Provincial Agricultural and Natural Heritage Systems in advance of the MCR, would introduce greater flexibility into the Growth Plan and greater County control over the design and structure of its MCR process.

The Lake Simcoe Regional Airport Economic Employment District (LSRAEED) is currently identified as a Strategic Employment Area on Schedule 8 of the Growth Plan 2017 and is subject to the Minister's Directive that identifies the employment area boundaries and the uses that may be permitted in the Lake Simcoe Regional Airport Employment District. However, it is not identified as one of the "provincially significant employment zones" now being proposed through this amendment, the Honda area in Alliston is the only such zone in Simcoe County. Given that the LSRAEED is being maintained in the Growth Plan and the policies in the Simcoe-Sub Area regarding the

employment districts are not being amended, it does not appear that any of the proposed policies will impact the Lake Simcoe Regional Airport Economic Employment District, however a request for clarification from the Minister should be included in the Township's proposed comments. Additionally, the Township will be seeking clarification from the Minister on whether any of the flexibility being provided in Section 2.2.5 specific to employment lands would be applicable to the Lake Simcoe Regional Airport Economic Employment District as none of the policies contained in Section 6.4 Employment Lands specific to the Simcoe Sub-Area are proposed to be amended.

The Township will also be seeking clarification from the Minister regarding the Settlement Area Boundary Adjustments/Expansions and how this would apply to the majority of the Township's settlement areas which are not currently serviced by municipal water and waste water and whether or not they would have the ability to satisfy the proposed criteria for expansion/adjustment prior to the MCR process or whether they would be considered "rural settlements" a new term being defined through this amendment.

As Council is well aware, the implementation of the Provincial Agricultural System and Natural Heritage System mapping has been problematic at the local level and had resulted in a significant number of variance requests being considered by the Development Services Committee. Given this mapping was completed at a high level and did not capture the local characteristics, Township staff are supportive of the opportunity being provided through the proposed amendment for municipalities to refine the mapping through the local and County Plan amendment updates prior to it taking effect.

Financial / Legal Implications / Risk Management:

There are no current implications as a result of adopting this report. There may be future implications (financial and legal) that would result from the implementation required to be completed by the Township of any of the legislated changes made by the Province.

Policies/Legislation:

- Planning Act, R.S.O. 1990, c.P.13
- Provincial Policy Statement, 2014
- Places to Grow Act, 2005

Corporate Strategic Goals:

In 2016, Council adopted the Township's Strategic Plan. The following Goals of the Plan are relevant to the proposed legislated changes:

Enhanced Communications & Customer Service – We demonstrate a culture of open communication and engagement that delivers on ‘customer come first’.

Balanced Growth – We support business and job creation while protecting our natural environment.

Inclusive, Healthy Community – We are a community that is safe, accessible and inclusive.

Consultations:

n/a

Attachments:

Attachment #1 – EBR Posting (013-4054)

Attachment #2 - Proposed Growth Plan 2017 Amendment #1 (GPA#1)

Attachment #3 –Provincial Overview of Proposed Growth Plan Amendments

Conclusion:

This report provides an information update for Council and staff in regard to Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2017 as currently posted for comment on the Environmental Registry (#013-4054).

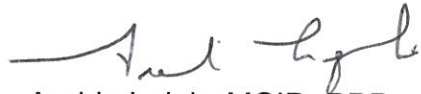
Staff are generally supportive of the proposed amendments to the Growth Plan as they provide greater flexibility to the Township for local decision making in order to achieve the Township’s land use goals and objectives.

Notwithstanding the proposed amendments to the Growth Plan, the County of Simcoe will continue to maintain significant control over growth management matters at the local level. The proposed amendments provide further clarification regarding the required growth planning review (MCR) to be completed by the County of Simcoe and reduces the number of studies required and further allows the local municipalities to consider settlement area boundary expansion or adjustment and employment land conversions, subject to defined criteria, prior to the completion of the MCR by the County of Simcoe.

The Province is also undertaking consultation meetings regarding Growth Plan Amendment #1 and has scheduled a meeting for February 21, 2019 for the Simcoe County area. If, as a result of the consultation meeting on February 21, additional comments and or concerns are identified, staff will advise Council verbally at the February 27, 2019 meeting and will include any additional comments provided verbally at the meeting in the Township’s submission to be provided to the Province before the February 28th deadline.

On this basis, staff are recommending to Council that Planning Staff be authorized to submit comments on behalf of the Township through the EBR posting consistent with those identified in report DS 2019-019.

Respectfully submitted:



Andria Leigh, MCIP, RPP
Director, Development Services

SMT Approval / Comments:	C.A.O. Approval / Comments: 
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Attachment #1



Environmental Registry beta (1)

Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017

ERO (Environmental Registry of Ontario) number	013-4504
Notice type	Policy
Act	Places to Grow Act, 2005
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	January 15, 2019
Comment period	January 15, 2019 - February 28, 2019 (44 days) Open

This consultation closes at

11:59 p.m. on:

February 28, 2019

Proposal summary

We are seeking feedback on a Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 to address policies seen as potential barriers to the development of housing, job creation and business attraction. This proposal is linked to three others.

Proposal details

Description of policy

This proposal is for **Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017** (<http://www.mah.gov.on.ca/Page20926.aspx>) for the Greater Golden Horseshoe, 2017. It is recommended that Proposed Amendment 1 be read in conjunction with the **Growth Plan for the Greater Golden Horseshoe, 2017** (https://www.placestogrow.ca/index.php?option=com_content&task=view&id=9), as it sets out proposed modifications and makes reference to definitions and policies included in the Growth Plan. To assist in reading these documents together, the Ministry has prepared the **Draft Amended Growth Plan** (<http://www.mah.gov.on.ca/Page20924.aspx>) which is meant to show how the Growth Plan for the Greater Golden Horseshoe, 2017 would read if **Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017** (<http://www.mah.gov.on.ca/Page20926.aspx>) is approved.

This proposal works with the following other proposals that are also currently listed on the Environmental Registry of Ontario and Ontario's Regulatory Registry:

1. **Proposed Modifications to O. Reg. (Ontario Regulation) 311/06 (Transitional Matters - Growth Plans) made under the Places to Grow Act, 2005 to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (/notice/013-4505)**
2. **Proposed Modifications to O. Reg. (Ontario Regulation) 525/97 (Exemption from Approval – Official Plan Amendments) made under the Planning Act to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (/notice/013-4507)**
3. **Proposed Framework for Provincially Significant Employment Zones (/notice/013-4506)**

The Growth Plan for the Greater Golden Horseshoe, 2017 (“the Plan”) provides a long-term framework for growth. It aims to:

- Increase and promote economic growth; reduce congestion and provide residents easy access to businesses and services;
- Build communities that maximize infrastructure investments, while balancing local needs for the agricultural industry and natural areas.

The proposed changes address implementation challenges with the Plan that were identified by the municipal and development sectors and other stakeholders. These changes are intended to provide greater flexibility and address barriers to building homes, creating jobs, attracting investments and putting in place the right infrastructure while protecting the environment.

The proposed changes respect the ability of local governments to make decisions about how they grow. The Province will maintain protections for the Greenbelt, agricultural lands, the agri-food sector, and natural heritage systems.

These changes would apply across six broad categories:

Employment Planning

- A modernized employment area designation system that ensures lands used for employment are appropriately protected while unlocking land for residential development

Settlement Area Boundary Expansions

- A system that enables local municipal decisions on reasonable changes to settlement area boundaries in a timely manner so as to unlock land faster for residential and commercial development and support more jobs and housing

Small Rural Settlements

- Small Rural Settlement: A system that recognizes small rural settlements as areas that are not expected to face significant growth pressures

Natural Heritage and Agricultural Systems

- Greater Golden Horseshoe regional mapping systems that are factual and reflect the local mapping realities, while providing for the appropriate level of protections for our natural resources and continuing to build the economic viability of our agri-food industry

Intensification and Density Targets

- A simplified approach to minimum intensification and density targets that reflects the objective of supporting provincial transit investments, planned growth rates and local realities, including market demand for housing

Major Transit Station Areas

- A streamlined approach that enables the determination of major transit station areas to happen faster so that zoning and development can occur sooner

The proposed changes are intended to quickly address identified implementation challenges with the Plan and to not unfairly disrupt housing and other developments currently underway.

This proposal reflects input the Ministry of Municipal Affairs and Housing received from key stakeholders at a stakeholder forum and ten implementation working groups held in the fall of 2018.

The proposed policy changes would not impact protections in the Greenbelt Area including the Oak Ridges Moraine and the Niagara Escarpment.

Purpose of policy

The overall goal of the proposed changes is to streamline growth management planning in the Greater Golden Horseshoe to achieve the following outcomes:

More Streamlined Process

- Provide greater flexibility so that municipalities will be able to move forward faster on the implementation of the Plan and meet the deadline to update their official plan to conform with the Plan by July 1, 2022.

More Land for Housing

- Respect the ability of local governments to make decisions about when and where to add new land for housing, to ensure that there is enough housing supply to meet demand.

More Housing and Jobs Near Transit

- A more flexible framework for focusing investments around transit infrastructure will enable municipalities to plan to increase the supply of housing and jobs near transit faster and more effectively.

Greater Local Autonomy and Flexibility for Municipalities

- Ensuring that municipalities will have the ability to implement the Plan in a manner that better reflects their local context while protecting the Greenbelt.

Other information

Questions about the proposed changes to the regulation, including the consultation process, collection of information and access to the consultation documents may be directed to: growthplanning@ontario.ca.

Feedback can be provided by

- email at growthplanning@ontario.ca
- Environmental Registry online form
- mail to:

Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street
23rd Floor, Suite 2304 Toronto
ON M5G 2E5

The consultation closes on February 28, 2019.

Notice regarding collection of information

Any collection of personal information will be in accordance with subsection 39(2) of the *Freedom of Information and Protection of Privacy Act*. It will be collected under the authority of the *Places to Grow Act, 2005* for the purpose of obtaining input on the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017.

If you have questions about the collection, use, and disclosure of this information please contact:

Ministry of Municipal Affairs and Housing
Senior Information and Privacy Advisor
777 Bay Street, 17th Floor
Toronto, Ontario, M5G 2E5
416-585-7094

Organizations and businesses

Comments or submissions made on behalf of an organization or business may be shared or disclosed. By submitting comments you are deemed to consent to the sharing of information contained in the comments and your business contact information. Business contact information is the name, title and contact information of anyone submitting comments in a business, professional or official capacity.

Individuals

Personal contact information will only be used to contact you and will not be shared. Please be aware that any comments provided may be shared or disclosed once personal information is removed. Personal information includes your name, home address and personal e-mail address.

Supporting materials

Related links

[Growth Plan for the Greater Golden Horseshoe, 2017 \(http://placesfotogrow.ca/index.php?option=com_content&task=view&id=430&Itemid=14\)](http://placesfotogrow.ca/index.php?option=com_content&task=view&id=430&Itemid=14)

Related ERO (Environmental Registry of Ontario) notices

[Proposed Modifications to O. Reg. 311/06 \(Transitional Matters - Growth Plans\) made under the Places to Grow Act, 2005 to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 \(/notice/013-4505\)](#)

[Proposed framework for provincially significant employment zones \(/notice/013-4506\)](#)

[Proposed Modifications to O. Reg. 525/97 \(Exemption from Approval – Official Plan Amendments\) made under the Planning Act to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 \(/notice/013-4507\)](#)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Ontario Growth Secretariat, Ministry of Municipal Affairs
777 Bay Street
c/o Business Management Division, 17th floor
Toronto ON M5G 2E5
Canada
416-325-1210

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the [ERO \(Environmental Registry of Ontario\)](#) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](#)

Submit by mail

Charles O'Hara

Ontario Growth Secretariat, Ministry of Municipal Affairs

777 Bay Street

c/o Business Management Division, 17th floor

Toronto ON M5G 2E5

Canada

Connect with us

Contact

Charles O'Hara

[416-325-5794](tel:416-325-5794)

charles.o'hara@ontario.ca

Attachment #2



Ministry of Municipal Affairs and Housing

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Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017

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January 2019

What is in this document?

Preface

- This section explains why the Minister of Municipal Affairs and Housing is proposing an amendment to the Growth Plan for the Greater Golden Horseshoe, 2017, and describes what this document contains.

Proposed Amendment 1

- This section includes the text of Proposed Amendment 1.
- It is recommended that this section be read in conjunction with the Growth Plan for the Greater Golden Horseshoe, 2017, as it sets out proposed modifications and makes reference to definitions and policies included in the Growth Plan. Visit placestogrow.ca to download a copy of the Growth Plan.

Implementation

- This section explains how the amendment would affect planning matters already in process and a proposed timeline for municipalities to bring official plans into conformity with the Growth Plan, as amended.

Seeking Feedback

- This section provides contact information for submitting feedback to the Ministry of Municipal Affairs and Housing on the Proposed Amendment.

Disclaimer

This draft Proposed Amendment has been prepared for public consultation and some of its content may change as a result of that process.

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 - Proposed Effective Date and Transition
5. **Seeking Feedback**

Preface

The *Growth Plan for the Greater Golden Horseshoe, 2017* (the "Growth Plan, 2017" or the "Growth Plan") sets out a vision and policies to manage rapid growth. It integrates land use planning, infrastructure planning and investment as well as demographic, economic growth and health considerations. The Growth Plan, 2017 came into effect on July 1, 2017 under the *Places to Grow Act, 2005* and replaced the previous version originally introduced in June 2006 (the "2006 Growth Plan").

In the fall of 2018, the Ministry of Municipal Affairs and Housing (the "Ministry") convened a series of technical working group sessions with the municipal and development sector, along with stakeholder representatives to discuss various aspects of Growth Plan implementation and to develop specific solutions in addressing implementation challenges. In addition to these sessions, the Ministry also convened a stakeholder forum to discuss growth planning implementation, key solutions and how it can support the government's priorities, which was attended by representatives spanning the business, development, agricultural, environmental and research sectors as well as professional industries.

The proposed changes reflect some of the specific solutions discussed in these working groups and stakeholder forum, while some of the other ideas raised during those sessions will take additional time to address.

The Proposed Amendment

Proposed Amendment 1 has been prepared under the *Places to Grow Act, 2005*. The proposed changes are intended to address potential barriers to increasing the supply of housing, creating jobs and attracting investments. Specifically, the proposed changes are intended to achieve the following results:

- **Employment Planning:** A modernized employment area designation system that ensures lands used for employment are appropriately protected while unlocking land for residential development. The proposed amendment includes:

- Introduction of provincially significant employment zones identified by the Minister of Municipal Affairs and Housing that must be protected and cannot be converted outside the municipal comprehensive review
- A new policy that creates a one-time window to allow municipalities to undertake some conversions between the effective date of the proposed amendments and their next municipal comprehensive review, where appropriate and subject to criteria. Includes requirement to maintain a significant number of jobs on those lands
- Removal of prime employment area designation
- Modified language that requires municipalities to set multiple density targets for employment areas rather than a single target and that removes requirement for an employment strategy
- Modified language regarding direction on locating and preserving employment areas adjacent to major goods movement facilities and corridors
- Clarification that upper- and single-tier municipalities can designate employment areas at any time before the next municipal comprehensive review, including adding existing lower-tier municipal designations
- A new policy that requires municipalities to retain space for a similar number of jobs when redeveloping employment lands
- Clarification that within existing office parks, non-employment uses should be limited
- Modified language that requires municipalities to provide for an appropriate interface to maintain land use compatibility between employment areas and adjacent non-employment areas
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 - Clarifying policy to focus on outcomes rather than specifying types of studies to justify the feasibility and location of settlement area boundary expansions
 - A new policy that allows municipalities to adjust settlement area boundaries outside the municipal comprehensive review if there is no net increase in land within settlement areas, subject to criteria
 - A new policy that allows municipalities to undertake settlement area boundary expansions that are no larger than 40 hectares outside the municipal comprehensive review, subject to criteria
 - Removal of requirement to de-designate excess lands when undertaking settlement area boundary expansions
- **Small Rural Settlements:** A system that recognizes small rural settlements as areas that are not expected to face significant growth pressures. The proposed amendment includes:
 - Introduction of a new defined term “rural settlement” as a subset of “settlement areas” and removal of “undelineated built-up areas”
 - Specification that rural settlements are not part of the designated greenfield area

- A new policy that allows minor rounding out of rural settlements in keeping with the rural character of the area, and subject to other criteria
- **Agricultural and Natural Heritage Systems:** Greater Golden Horseshoe regional mapping systems that are factual and reflect the local mapping realities, while providing for the appropriate level of protections for our natural resources and continuing to build the economic viability of our agri-food industry. The proposed amendment includes:
 - Specification that the provincial mapping of the agricultural land base and the Natural Heritage System for the Growth Plan does not apply until it has been implemented in upper- and single-tier official plans
 - During the period before provincial mapping is implemented in upper- and single-tier official plans, the Growth Plan policies for protecting prime agricultural areas and natural heritage systems and features will apply to municipal mapping
 - Specification that municipalities can refine and implement provincial mapping in advance of the municipal comprehensive review
 - Specification that once provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review
- **Intensification and Density Targets:** A simplified approach to minimum intensification and density targets that reflects the objective of supporting provincial transit investments, the planned growth rates and local realities of different communities in the region, including market demand for housing. The application of the different levels of targets recognizes that "one-size does not fit all" and makes it easier to understand and measure the impacts of growth in the region. The proposed amendment includes:
 - Revised policy that establishes different minimum intensification targets for municipalities. The following targets would take effect at the next municipal comprehensive review with no further increase in 2031:
 - The City of Hamilton and the Regions of Peel, Waterloo and York will have a minimum intensification target of 60 per cent
 - The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will have a minimum intensification target of 50 per cent
 - The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will establish a minimum intensification target based on maintaining or improving upon their current minimum intensification target
 - Revised policy that establishes different minimum designated greenfield area density targets for municipalities. The following targets would take effect at the next municipal comprehensive review and apply to the entire designated greenfield area (with the exception of net-outs):
 - The City of Hamilton and the Regions of Peel, Waterloo and York will have a minimum designated greenfield area density target of 60 residents and jobs per hectare

- The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will have a minimum designated greenfield area density target of 50 residents and jobs per hectare
- The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will have a minimum designated greenfield area density target of 40 residents and jobs per hectare
- New policies that permit all municipalities to apply for alternative intensification and designated greenfield area density targets, with simplified criteria
- Clarification that intensification should be prioritized around strategic growth areas while also being encouraged generally throughout the delineated built-up area
- **Major Transit Station Areas:** A streamlined approach that enables the determination of major transit station areas to happen faster so that zoning and development can occur sooner. The proposed amendment includes:
 - Revised policies that simplify the process and criteria for alternative targets that reflect on-the-ground realities
 - A new policy that allows municipalities to delineate and set density targets for major transit station areas in advance of the municipal comprehensive review, provided the Protected Major Transit Station Area tool under the Planning Act is used
 - Clarification that major transit station areas can range from an approximate 500 to 800 metre radius of a transit station

If approved, the proposed changes will be incorporated into the Growth Plan, 2017 as an amendment.

Proposed Amendment 1

To the Growth Plan for the Greater Golden Horseshoe, 2017 (2019)

This page is the start of the Proposed Amendment.

1 Introduction

1.1 The Greater Golden Horseshoe

1.1 is amended by deleting “low-density urban sprawl” and replacing it with “unmanaged growth”.

The bulleted point would read "Increased demand for major *infrastructure* investments driven by population growth, the need to renew aging *infrastructure* and continuing *infrastructure* deficits associated with unmanaged growth, combined with relatively scarce financial resources, means an ever greater imperative to plan to optimize existing assets and make the best use of limited resources by considering full life cycle costs."

1.1 is amended by deleting "Urban sprawl" and replacing it with "Unmanaged growth".

The bulleted point would read "Unmanaged growth can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, *woodlands*, and *wetlands*; and *cultural heritage resources*."

1.2 The Growth Plan for the Greater Golden Horseshoe

1.2 is amended by adding ", work and play".

It is further amended by deleting ", a clean and healthy environment" and "social equity" and replacing it with "an approach that puts people first".

It is further amended by adding "This approach protects the Greenbelt and will ensure a cleaner environment is passed on to future generations. The Growth Plan for the Greater Golden Horseshoe, 2017 will support the achievement of *complete communities* with access to transit networks, protected employment zones and an increase in the amount and variety of housing available."

The paragraph would read "More than anything, the *Greater Golden Horseshoe (GGH)* will continue to be a great place to live, work and play. Its communities will be supported by a strong economy and an approach that puts people first. This approach protects the Greenbelt and will ensure a cleaner environment is passed on to future generations. The Growth Plan for the Greater Golden Horseshoe, 2017 will support the achievement of *complete communities* with access to transit networks, protected employment zones and an increase in the amount and variety of housing available."

It is further amended by deleting "offer a wide variety of choices for living" and replacing it with "have sufficient housing supply that reflects market demand and what is needed in local communities".

The paragraph would read "The *GGH* will have sufficient housing supply that reflects market demand and what is needed in local communities. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual well-being. The region will be supported by modern, well-maintained, sustainable, and resilient *infrastructure* built in accordance with a broad plan for managing growth. Residents will have easy access to food, shelter, education, health care, arts and recreation, and information technology. Public services will be co-located in community hubs that are broadly accessible."

It is further amended by deleting "At the heart of this metropolis will be" and replacing it with "The urban areas of the region, including" and adding "will be", deleting "a" and pluralizing "centres".

The paragraph would read "The Greater Toronto and Hamilton Area (GTHA) will be a thriving metropolis with an extraordinary waterfront. The urban areas of the region, including Toronto, will be celebrated centres of influence for commerce, culture, and innovation."

It is further amended by deleting "long-term" and deleting "net-zero" and replacing it with "environmentally sustainable".

The paragraph would read "Despite these early successes, there is still more work to do. Now is the time to build on the progress that has been made towards the achievement of *complete communities* that are compact, *transit-supportive*, and make effective use of investments in *infrastructure* and *public service facilities*. At the same time, the Growth Plan will continue to ensure protection of our agricultural and natural areas and support climate change mitigation and adaptation as Ontario moves towards the goal of environmentally sustainable communities."

It is further amended by adding "as amended".

The paragraph would read "The Growth Plan for the Greater Golden Horseshoe, 2017 as amended ("this Plan"), builds upon the success of the initial Growth Plan, 2006 and responds to the key challenges that the region continues to face over the coming decades with enhanced policy directions."

1.2.1 Guiding Principles

1.2.1 is amended by adding "in *strategic growth areas*".

The bulleted point would read "Prioritize *intensification* and higher densities in *strategic growth areas* to make efficient use of land and *infrastructure* and support transit viability."

It is further amended by deleting "low-carbon" and replacing it with "environmentally sustainable" and deleting ", with the long-term goal of net-zero communities,".

The bulleted point would read "Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and *infrastructure* – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions."

1.2.2 Legislative Authority

1.2.2 is amended by deleting "approved" and replacing it with "most recently amended".

It is further amended by deleting "to come" and replacing it with "that came".

It is further amended by deleting "July 1, 2017" and replacing it with "[placeholder for effective date]".

It is further amended by deleting "This Plan replaces the Growth Plan, 2006 that initially took effect on June 16, 2006 and was amended by Amendment 1 (January 19, 2012) and Amendment 2 (June 17, 2013)."

It is further amended by deleting "July 1, 2017" and replacing it with "[placeholder for effective date]".

These paragraphs would read "This Plan is issued under the authority of section 7 of the Places to Grow Act, 2005. It was most recently amended through an Order in Council under that Act that came into effect on [placeholder for effective date]".

"This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after [placeholder for effective date] in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise."

2 Where and How to Grow

2.1 Context

2.1 is amended by adding a new paragraph after the third paragraph.

The new paragraph would read "To support the achievement of *complete communities*, this Plan establishes minimum intensification and density targets that recognize the diversity of communities across the *GGH*. Some larger urban centres, such as Toronto, have already met some of the minimum targets established in this Plan, while other communities are growing and intensifying at a different pace that reflects their local context."

It is amended by deleting "Ontario's Climate Change Strategy, 2015 reaffirms the government's commitment to meet its long-term targets to reduce greenhouse gas emissions below 1990 levels by 37 per cent by 2030 and by 80 per cent by 2050. Ontario's Climate Change Action Plan 2016, outlines a range of actions related to fighting climate change that can assist with achieving the goals and objectives of this Plan. This Plan contributes towards the Climate Change Action Plan's goal of moving towards low-carbon communities, with the long-term goal of net-zero communities".

It is replaced with "Ontario has recently affirmed its commitment to reduce greenhouse gas emissions by 30 per cent below 2005 levels by 2030 in the proposed Preserving and Protecting our Environment for Future Generations: A Made-in-Ontario Environment Plan. This target aligns Ontario with Canada's 2030 target under the Paris Agreement."

The paragraph would read "Building compact and *complete communities*, and protecting agricultural lands, water resources and natural areas will help reduce greenhouse gas emissions and ensure communities are more resilient to the impacts of climate change. Ontario has recently affirmed its commitment to reduce greenhouse gas emissions by 30 per cent below 2005 levels by 2030 in the proposed Preserving and Protecting our Environment for Future Generations: A Made-in-Ontario Environment Plan. This target aligns Ontario with Canada's 2030 target under the Paris Agreement."

It is further amended by deleting "regionally" and replacing it with "provincially" and deleting "employment areas" and replacing it with "employment zones".

The paragraph would read "It is important that we maximize the benefits of land use planning as well as existing and future investments in *infrastructure* so that our communities are well-positioned to leverage economic change. It is also critical that we understand the importance of provincially significant employment zones and consider opportunities to better co-ordinate our collective efforts across municipalities to support their contribution to economic growth and improve access to transit."

It is further amended by deleting "socio-economic" and adding "such as a lack of housing supply with record low vacancy rates".

The paragraph would read "As in many thriving metropolitan regions, many communities in the GGH are facing issues of housing affordability, which are being driven primarily by sustained population growth and factors such as a lack of housing supply with record low vacancy rates. This Plan helps to address this challenge by providing direction to plan for a range and mix of housing options, including second units and affordable housing and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities. There is also a need for stakeholders to work collaboratively to find opportunities to redevelop sites using more age-friendly community design."

It is further amended by adding "in larger urban centres".

The paragraph would read "Building more compact greenfield communities reduces the rate at which land is consumed. Communities in larger urban centres need to grow at *transit-supportive* densities, with walkable street configurations. *Compact built form* and *intensification* efforts go together with more effective transit and *active transportation* networks and are fundamental to where and how we grow. They are necessary to ensure the viability of transit; connect people to homes, jobs and other aspects of daily living for people of all ages; and meet climate change mitigation and adaptation objectives. Moreover, an

increased *modal share* for *active transportation* and transit, including convenient, *multimodal* options for intra- and inter-municipal travel, supports reduced air pollution and improved public health outcomes.”

It is further amended by deleting “There is a large supply of land already designated for future urban development in the *GGH*. In some communities, there may be more land designated for development than is required to accommodate forecasted growth to the horizon of this Plan.”

It is further amended by deleting “further” and adding “while also providing flexibility for local decision-makers to respond to housing need and market demand”.

The paragraph would read “It is important to optimize the use of the existing urban land supply as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand. This Plan’s emphasis on optimizing the use of the existing urban land supply represents an *intensification* first approach to development and city-building, one which focuses on making better use of our existing *infrastructure* and *public service facilities*, and less on continuously expanding the urban area.”

2.2 Policies for Where and How to Grow

2.2.1. Managing Growth

2.2.1.2 b i) is amended by deleting “*undelineated built-up areas*” and replacing it with “*rural settlements*”.

The sub-policy would read “are rural settlements;”

2.2.1.4 e) is amended by deleting “ensure the development of high quality” and replacing it with “provide for a more”, deleting “, an attractive”, adding “a”, and deleting “, through site design and urban design standards”.

The sub-policy would read “provide for a more *compact built form* and a vibrant *public realm*, including public open spaces;”

2.2.1.4 f) is amended by deleting “build” and replacing it with “improve”, adding “and”, and deleting “towards the achievement of low-carbon communities” and replacing it with “to environmental sustainability”.

The sub-policy would read “mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and”

2.2.1.4 g) is amended by adding “appropriate”.

The sub-policy would read “integrate green infrastructure and appropriate *low impact*

development."

2.2.1.6 a) is amended by deleting "and".

The sub-policy would read "determine which lands will be identified as *excess lands* based on the hierarchy of *settlement areas* established in accordance with policy 2.2.1.3;"

2.2.1.6 b) is amended by deleting "." and replacing it with "; and".

The sub-policy would read "prohibit development on all excess lands to the horizon of this Plan; and"

2.2.1.6 c) has been moved to this section from policy 2.2.8.4 (which has been deleted). It is amended by deleting "the municipality has used" and replacing it with "use".

The policy would read "where appropriate, use additional tools to reduce the land that is available for *development*, such as those set out in policies 5.2.8.3 and 5.2.8.4."

2.2.2 Delineated Built-up Areas

2.2.2.1 is deleted.

It is replaced with "By the time the next *municipal comprehensive review* is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows".

The policy would read "By the time the next *municipal comprehensive review* is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

- a. A minimum of 60 per cent of all residential development occurring annually within each of the City of Hamilton and the Regions of Peel, Waterloo and York will be within the *delineated built-up area*;
- b. A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will be within the *delineated built-up area*; and
- c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be directed within the *delineated built-up area*, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan."

"The policy would read "By the time the next *municipal comprehensive review* is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

- a. A minimum of 60 per cent of all residential development occurring annually within each of the City of Hamilton and the Regions of Peel, Waterloo and York will be within the *delineated built-up area*;
- b. A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will be within the delineated built-up area; and
- c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next *municipal comprehensive review*, each establish the minimum percentage of all residential development occurring annually that will be directed within the *delineated built-up area*, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan."

2.2.2.2 is deleted.

.2.2.3 is now 2.2.2.2.

2.2.2.4 is now 2.2.2.3 2.2.2.3 b) is revised to add "in *strategic growth areas*".

The sub-policy would read "identify the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;"

2.2.2.3 c) is revised to delete "to achieve the desired urban structure" and replaced with "throughout the *delineated built-up area*".

The sub-policy would read "encourage *intensification* generally throughout the *delineated built-up area*";".

2.2.2.5 is now 2.2.2.4.

It is revised to delete "For" and replace it with "Councils of".

It is further revised to delete ", council".

It is further revised to delete "2.2.2.2 through the next municipal comprehensive review" and replace it with "2.2.2.1".

It is further revised to delete a semi-colon and all sub-policies and replace them with "be appropriate given the size, location and capacity of the *delineated built-up area*."

The policy would read "Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.2.1 where it is demonstrated that this target cannot be achieved and that the alternative target will be appropriate given the size, location and capacity of the *delineated built-up area*."

2.2.2.6 is deleted.

2.2.2.7 is now 2.2.2.5 and is amended by deleting "policies" and replacing it with "policy", and deleting "and 2.2.2.2".

It is further amended by deleting "targets" and replacing it with "target", deleting "policies" and replacing it with "policy", deleting "and 2.2.2.2", and deleting "accordingly".

The policy would read "The Minister may permit an alternative to the target established in policy 2.2.2.1. If council does not make a request or the Minister does not permit an alternative target, the target established in policy 2.2.2.1 will apply."

2.2.4 Transit Corridors and Station Areas

2.2.4.4 is deleted.

It is replaced with "For a particular major *transit station area*, the Minister may approve a target that is lower than the applicable target established in policy 2.2.4.3 where it has been demonstrated that this target cannot be achieved because:

- a. *development* is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or
- b. there are a limited number of resident and jobs associated with the built form, but a *major trip generator* or feeder service will sustain high ridership at the station or stop."

The policy would read "For a particular *major transit station area*, the Minister may approve a target that is lower than the applicable target established in policy 2.2.4.3, where it has been demonstrated that this target cannot be achieved because:

1. *development* is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or
2. there are a limited number of residents and jobs associated with the built form, but a *major trip generator* or feeder service will sustain high ridership at the station or stop."

2.2.4.5 is deleted.

It is replaced with a new policy added to the Plan: "Notwithstanding policies 5.2.3.2 b) and 5.2.5.3 c), upper- and single-tier municipalities may delineate the boundaries of *major transit station areas* and identify minimum density targets for *major transit station areas* in advance of the next *municipal comprehensive review*, provided it is done in accordance with subsections 16(15) or (16) of the Planning Act, as the case may be."

The policy would read "Notwithstanding policies 5.2.3.2 b) and 5.2.5.3 c), upper- and single-tier municipalities may delineate the boundaries of *major transit station areas* and identify minimum density targets for *major transit station areas* in advance of the next *municipal comprehensive review*, provided it is done in accordance with subsections 16(15) or (16) of the Planning Act, as the case may be."

2.2.4.7 is amended by adding "or subway lines".

The lead-in for the policy would read "The Province may identify additional *priority transit corridors* and planning requirements for *major transit station areas* on *priority transit corridors* or subway lines, to support the optimization of transit investments across the GGH, which may specify:"

2.2.5. Employment

2.2.5.5 is now 2.2.5.13 and it is replaced with a new policy added to the Plan: "Municipalities should designate and preserve lands within *settlement areas* located adjacent to or near *major goods movement facilities and corridors*, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities."

The policy would read "Municipalities should designate and preserve lands within *settlement areas* located adjacent to or near *major goods movement facilities and corridors*, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities."

2.2.5.6 is amended by deleting ", including any *prime employment areas*".

It is further amended by adding "For greater certainty, *employment area* designations may be incorporated into upper- and single-tier official plans by amendment at any time, in advance of the next *municipal comprehensive review*."

"The policy would read: "Upper-and single-tier municipalities, in consultation with lower-tier municipalities, will designate all *employment areas* in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, *employment area* designations may be incorporated into upper- and single-tier official plans by amendment at any time, in advance of the next *municipal comprehensive review*."

2.2.5.7 is amended by deleting ", with the exception of prime employment areas,".

The lead-in for the policy would read "Municipalities will plan for all *employment areas* within *settlement areas*, by:"

2.2.5.7 c) is amended by deleting "prohibit" and replacing it with "prohibiting".

The sub-policy would read "prohibiting *major retail* uses or establishing a size or scale threshold for any *major retail* uses that are permitted and prohibiting any *major retail* uses that would exceed that threshold; and"

2.2.5.7 d) is amended by deleting "integrating and replacing it with providing an appropriate interface between", deleting "with" and replacing it with "and", and deleting " and developing vibrant, mixed-use areas and *innovation hubs*, where appropriate" and replacing it with "to maintain land use compatibility".

The sub-policy would read "providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility."

2.2.5.8 is deleted.

It is replaced with a new policy added to the Plan: "The development of sensitive land uses over *major retail* uses or major office uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment."

2.2.5.9 is amended by deleting "*or prime employment areas*".

The lead-in for the policy would read "The conversion of lands within *employment areas* to non-employment uses may be permitted only through a *municipal comprehensive review* where it is demonstrated that:"

2.2.5.9 d) is amended by deleting "*or prime employment area*".

The sub-policy would read "the proposed uses would not adversely affect the overall viability of the *employment area* or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this plan; and"

2.2.5.10 is deleted.

It is replaced with a new policy added to the Plan: "Notwithstanding policy 2.2.5.9, until the next *municipal comprehensive review*, lands within existing *employment areas* may be converted to a designation that permits non-employment uses, provided the conversion would:

- a. satisfy the requirements of policy 2.2.5.9 a), d) and e); and
- b. maintain a significant number of jobs on those lands."

The policy would read: "Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

- a. satisfy the requirements of policy 2.2.5.9 a), d) and e); and
- b. maintain a significant number of jobs on those lands."

2.2.5.11 is amended by adding "only", deleting "only through a *municipal comprehensive review* undertaken" and adding "or 2.2.5.10".

The policy would read "Any change to an official plan to permit new or expanded opportunities for *major retail* in an *employment area* may only occur in accordance with policy 2.2.5.9 or 2.2.5.10."

2.2.5.12 is a new policy added to the plan that is added after 2.2.5.11.

The policy would read "The Minister may identify provincially significant employment zones to support co-ordination of planning for jobs and economic development at a regional scale and will require their protection through appropriate official plan policies and designations. Policy 2.2.5.10 will not apply to any part of an employment area within a provincially significant employment zone."

2.2.5.13 is moved down from (former) policy 2.2.5.5.

It is amended by deleting ", the Province, and other appropriate stakeholders,", deleting "each develop and employment strategy" and adding "establish minimum density targets for all *employment areas* within *settlement areas*".

The lead-in for the policy would read "Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will establish minimum density targets for all *employment areas* within settlement areas that:

It is further amended by deleting "establishes a minimum density target for all employment areas" and replacing it with "are".

The sub-policy would read "a) are measured in jobs per hectare;"

It is further amended by deleting ", that", "s" and "s and aligns with policy 2.2.5.1" and replacing it with "b)" and "to which the target applies".

The sub-policy would read "b) reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies:"

It is further amended by deleting "identifies" and replacing it with "reflects".

The sub-policy would read "c) reflects opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit; and".

It is further amended by deleting "a municipal comprehensive review, including".

The sub-policy would read "d) will be implemented through official plan policies and designations and zoning by-laws."

2.2.5.14 is a new policy added to the plan that is added after 2.2.5.13.

The policy would read "Outside of *employment areas*, the redevelopment of any employment lands should retain space for a similar number of jobs to remain accommodated on site."

2.2.5.12 is now 2.2.5.15.

2.2.5.13 is now 2.2.5.16.

2.2.5.16 c) is amended by deleting "and".

The sub-policy would read "planning for *intensification* of employment uses;"

2.2.5.16 d) is a new sub-policy added to the plan that is added after 2.2.5.16 c).

The sub-policy would read "ensuring that the introduction of any non-employment uses, if appropriate, would be limited and would not negatively impact the primary function of the area; and"

2.2.5.14 is now 2.2.5.17.

2.2.6 Housing

2.2.6.1 is amended by deleting "each develop a housing strategy that".

The lead-in for the policy would read "Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:"

2.2.6.1 a) is amended by deleting "supports" and replacing it with "support housing choice through".

The sub-policy would read "support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:"

2.2.6.1 b) is amended by deleting "identifies" and replacing it with "identify".

The sub-policy would read "identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);"

2.2.6.1 c) is amended by deleting "aligns" and replacing it with "align land use planning".

The sub-policy would read "align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011; and"

2.2.5.15 is now 2.2.5.18.

2.2.6.1 d) is amended by deleting "will be implemented" and replacing it with "implement

policy 2.2.6.1 a), b) and c)".

The sub-policy would read "implement policy 2.2.6.1 a), b) and c) through official plan policies and designations and zoning by-laws."

2.2.6.2 is amended by deleting "preparing a housing strategy in accordance with" and replacing it with "implementing".

The lead-in for the policy would read "Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of *complete communities* by:"

2.2.6.5 is amended by deleting "through a *municipal comprehensive review*" and "based on the housing strategy developed".

The policy would read "When a *settlement area* boundary has been expanded in accordance with the policies in subsection 2.2.8, the new *designated greenfield area* will be planned in accordance with policies 2.2.6.1 and 2.2.6.2."

2.2.7 Designated Greenfield Areas

2.2.7.2 is deleted.

It is replaced with "The minimum density target applicable to the *designated greenfield area* of each upper- and single-tier municipality is as follows:

- a. The City of Hamilton and the Regions of Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 60 residents and jobs combined per hectare;
- b. The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and
- c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare."

The policy would read "The minimum density applicable to the *designated greenfield area* of each upper- and single-tier municipality is as follows:

- a. The City of Hamilton and the Regions of Waterloo and York will plan to achieve within the horizon of this Plan, a minimum density target that is not less than 60 residents and jobs combined per hectare;
- b. The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will plan to achieve within the horizon of this Plan a

minimum density target that is not less than 50 residents and jobs combined per hectare; and

- c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare."

2.2.7.3 a) is amended by italicizing "*natural heritage systems*".

The sub-policy would read "*natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*"

2.2.7.4 is deleted.

2.2.7.5 is deleted.

2.2.7.6 is now 2.2.7.4 and it is revised to delete "For" and replace it with "Councils of".

It is further revised to delete "in the outer ring, council", "through a municipal comprehensive review", "a) will maintain or improve on the minimum density target in the official plan that is approved and in effect as of July 1, 2017;"; "b)", "will", ";and c) is appropriate given the criteria identified in policy 2.2.7.4 c), with the exception of policies 2.2.7.4 c) I and vii".

It is further revised to add "will support the diversification of the total range and mix of housing options and the achievement of", "designated greenfield areas", and "in a manner".

The policy would read "Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.7.2 where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of a more *compact built form* in *designated greenfield areas* to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities."

2.2.7.7 is now 2.2.7.5 and it is amended by deleting "2.2.7.6" and replacing it with "2.2.7.2".

The policy would read "The Minister may permit an alternative to the target established in policy 2.7.7.2. If council does not make a request or the Minister does not permit an alternative target, the target established in policy 2.2.7.2 will apply."

2.2.8 Settlement Area Boundary Expansions

2.2.8.3 is amended by adding "the comprehensive application of all of the policies in this Plan, including".

The lead-in for the policy would read "Where the need for a *settlement area* boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:"

2.2.8.3 a) is amended by deleting "are" and replacing it with "is sufficient capacity in" and deleting "to support the achievement of *complete communities*".

The sub-policy would read "there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;"

2.2.8.3(b) is amended by deleting ",based on mechanisms such as asset management planning and revenue generation analyses".

The sub-policy would read "the *infrastructure* and *public service facilities* needed would be financially viable over the full life cycle of these assets;"

2.2.8.3 c) and d) are deleted and replaced with "the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;"

The sub-policy would read "the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;"

2.2.8.3 e) is now 2.2.8.3 d). It is amended by deleting "watershed planning or equivalent has demonstrated that", adding "water, wastewater and stormwater" and deleting "not negatively impact" and replacing it with "be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and".

The sub-policy would read "the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water *resource system*, including the *quality and quantity of water*;"

2.2.8.3 f) is now 2.2.8.3 e). It is amended by adding "for the Growth Plan".

The sub-policy would read "*key hydrologic areas* and the *Natural Heritage System for the Growth Plan* should be avoided where possible;"

2.2.8.3 g) is deleted.

2.2.8.3 h) is now 2.2.8.3 f).

2.2.8.3 f) will be revised to delete "An agricultural impact assessment will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the Agricultural System and evaluating and prioritizing" and replacing it with "To support the Agricultural System".

It will be further revised to add "will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and".

The sub-policy would read "*prime agricultural areas* should be avoided where possible. To support the *Agricultural System*, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impacts on the *Agricultural System* and in accordance with the following:

- i. expansion into specialty crop areas is prohibited;
- ii. reasonable alternatives that avoid *prime agricultural areas* are evaluated; and
- iii. where *prime agricultural areas* cannot be avoided, lower priority agricultural lands are used;"

2.2.8.3 i) is now 2.2.8.3 g).

2.2.8.3 j) is now 2.2.8.3 h).

2.2.8.3 k) (is now 2.2.8.3 i).

2.2.8.3 l) is now 2.2.8.3 j).

2.2.8.3 m) is now 2.2.8.3 k).

2.2.8.3 k) vi) is amended by deleting "*Natural Heritage System*" and replacing it with "Natural Heritage System".

The sub-policy would read "expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited."

2.2.8.4 is deleted.

It is replaced with a new policy added to the Plan: "Notwithstanding policy 2.2.8.2, municipalities may adjust *settlement area* boundaries outside of a *municipal comprehensive review*, provided:

- a. there would be no net increase in land within *settlement areas*;
- b. the adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to this Plan;
- c. the location of any lands added to a *settlement area* will satisfy the applicable requirements of policy 2.2.8.3;
- d. the affected *settlement areas* are not *rural settlements* or in the *Greenbelt Area*; and

- e. the *settlement area* to which lands would be added is serviced by *municipal water and wastewater systems* and there is sufficient reserve *infrastructure* capacity to service the lands."

The policy would read "Notwithstanding policy 2.2.8.2, municipalities may adjust *settlement area* boundaries outside of a *municipal comprehensive review*, provided:

- a. there would be no net increase in land within *settlement areas*;
- b. the adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to this Plan;
- c. the location of any lands added to a *settlement area* will satisfy the applicable requirements of policy 2.2.8.3;
- d. the affected *settlement areas* are not *rural settlements* or in the *Greenbelt Area*; and the *settlement area* to which lands would be added
- e. is serviced by *municipal water and wastewater systems* and there is sufficient reserve *infrastructure* capacity to service the lands."

2.2.8.5 is a new policy added to the Plan that is added after 2.2.8.4.

The policy would read "Notwithstanding policy 2.2.8.2 and 5.2.4.3, a *settlement area* boundary expansion may occur in advance of a *municipal comprehensive review*, provided:

- a. the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or policy 2.2.5.13, as appropriate;
- b. the location of any lands added to a *settlement area* will satisfy the applicable requirements of policy 2.2.8.3;
- c. the affected *settlement area* is not a *rural settlement* or in the *Greenbelt Area*;
- d. the *settlement area* is serviced by *municipal water and wastewater systems* and there is sufficient reserve *infrastructure* capacity to service the lands; and
- e. the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next *municipal comprehensive review*."

2.2.8.6 is a new policy added to the Plan that is added after 2.2.8.5.

The policy would read "For a *settlement area* boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares."

2.2.9 Rural Areas

2.2.9.1 is amended by deleting "*rural settlement areas*" and replacing it with "*rural settlements*".

The policy would read "Municipalities are encouraged to plan for a variety of cultural and economic opportunities within *rural settlements* to serve the needs of rural residents and area businesses."

2.2.9.2 is amended by deleting "*rural settlement areas*" and replacing it with "*rural settlements*".

The policy would read "*Public service facilities in rural settlements should be co-located and integrated in community hubs, and priority should be given to maintaining and adapting existing public service facilities in community hubs to meet the needs of the community, where feasible.*"

2.2.9.7 is a new policy added to this plan that is added after 2.2.9.6.

The policy would read "Notwithstanding policy 2.2.8.2, minor adjustments may be made to the boundaries of *rural settlements* outside of a *municipal comprehensive review*, subject to the following:

- a. the affected *settlement area* is not in the *Greenbelt Area*;
- b. the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;
- c. confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long term; and
- d. Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied."

3 Infrastructure to Support Growth

3.1 Context

3.1 is amended by deleting "lower density development" and replacing it with "unmanaged growth".

The paragraph would read "The *infrastructure* framework in this Plan requires that municipalities undertake an integrated approach to land use planning, *infrastructure* investments, and environmental protection to achieve the outcomes of the Plan. Co-ordination of these different dimensions of planning allows municipalities to identify the most cost-effective options for sustainably accommodating forecasted growth to the horizon of this Plan to support the achievement of *complete communities*. It is estimated that over 30 per cent of *infrastructure* capital costs, and 15 per cent of operating costs, could be saved by moving from unmanaged growth to a more *compact built form*."

It is further amended by deleting "Under the Act, *infrastructure* planning should be mindful of established provincial or municipal plans or strategies, and investment decisions should support these plans and strategies to the extent possible."

It is further amended by deleting "Municipal Infrastructure Strategy, which was launched in 2012" and replacing it with "Province's municipal asset management regulation".

It is further amended by deleting "The Municipal Infrastructure Strategy requires municipalities to demonstrate how projects fit within a comprehensive asset management plan and encourages municipalities to improve integration" and replacing it with "The purpose of the regulation is to improve the way municipalities plan for their *infrastructure* and includes requirements that promote alignment".

The paragraph would read "This Plan is aligned with the Province's approach to long-term *infrastructure* planning as enshrined in the Infrastructure for Jobs and Prosperity Act, 2015, which established mechanisms to encourage principled, evidence-based and strategic long-term *infrastructure* planning. This Plan is also aligned with the Province's municipal asset management regulation. The purpose of the regulation is to improve the way municipalities plan for their *infrastructure* and includes requirements that promote alignment of planning for land use and *infrastructure*. Significant cost savings can be achieved by ensuring that existing *infrastructure* is optimized before new *infrastructure* is built. This principle is integrated into the policies of this Plan and applies to all forms of *infrastructure*."

3.2 Policies for Infrastructure to Support Growth

3.2.1 Integrated Planning

3.2.1.2 is amended by adding ",environmental planning", by deleting "*infrastructure* master plans, asset management plans, community energy plans, *watershed planning*, environmental assessments, and other" and by deleting "where appropriate."

The lead-in for the policy would read "Planning for new or expanded *infrastructure* will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies and should involve:"

3.2.4 Moving Goods

3.2.4.3 is amended by deleting ", including prime *employment areas*,".

The policy would read "Municipalities will provide for the establishment of priority routes for goods movement, where feasible, to facilitate the movement of goods into and out of *employment areas* and other areas of significant commercial activity and to provide alternate routes connecting to the provincial network."

3.2.5 Infrastructure Corridors

3.2.5.1 d) is amended by adding "*for the Growth Plan*".

The sub-policy would read "where applicable, demonstrate through an environmental assessment, that any impacts on *key natural heritage features* in the *Natural Heritage System for the Growth Plan*, *key hydrologic features* and *key hydrologic areas* have been avoided or, if avoidance is not possible, minimized and to the extent feasible mitigated; and"

3.2.6 Water and Wastewater Systems

3.2.6.2 c) is amended by adding "or equivalent".

The sub-policy would read "a comprehensive water or wastewater master plan or equivalent, informed by *watershed planning* or equivalent has been prepared to:"

3.2.6.4 is amended by adding "or equivalent".

The policy would read "Municipalities that share an inland water source or receiving water body will co-ordinate their planning for potable water, stormwater, and wastewater systems based on *watershed planning* or equivalent to ensure that the *quality and quantity of water* is protected, improved, or restored."

3.2.7 Stormwater Management

3.2.7.1 a) is amended by adding "or equivalent".

The sub-policy would read "are informed by *watershed planning* or equivalent;"

3.2.7.2 d) is amended by adding "or equivalent".

The sub-policy would read "aligns with the *stormwater master plan* or equivalent for the *settlement area*, where applicable."

4 Protecting What is Valuable

4.1 Context

4.1 is amended by deleting "for the *GGH*" and replacing it with "*for the Growth Plan*".

The paragraph would read "This Plan also provides for the identification and protection of a *Natural Heritage System for the Growth Plan* outside of the *Greenbelt Area* and *settlement areas*, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the *GGH*."

It is further amended by adding "*for the Growth Plan*".

The paragraph would read "This Plan also provides for the identification and protection of a *Natural Heritage System for the Growth Plan* outside of the *Greenbelt Area* and *settlement areas*, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the *GGH*."

4.1 is further amended by deleting "the long-term goal of net-zero" and replacing it with "environmentally sustainable".

The paragraph would read "The *water resource systems*, *Natural Heritage System for the Growth Plan*, and *Agricultural System* for the *GGH* also play an important role in addressing climate change and building resilience. Greenhouse gas emissions can be offset by natural areas that act as carbon sinks. Municipalities play a crucial role in managing and reducing Ontario's greenhouse gas emissions and supporting adaptation to the changing climate. The Province will work with municipalities to develop approaches to inventory, reduce, and offset greenhouse gas emissions in support of provincial targets as we move towards environmentally sustainable communities."

4.2 Policies for Protecting What is Valuable

4.2.1 Water Resource Systems

4.2.1.1 is amended by adding "Upper- and single-tier" and "lower-tier municipalities and".

The policy would read "Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that *watershed planning* is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the *quality and quantity of water* within a *watershed*."

4.2.1.2 is amended by deleting ", informed by *watershed planning* and other available information, and the appropriate designations and policies will be applied in official plans".

The policy would read "*Water resource systems* will be identified to provide for the long-term protection of *key hydrologic features*, *key hydrologic areas*, and their functions."

4.2.1.3 is deleted and split into two policies.

It is replaced with "*Watershed planning* or equivalent will inform:

- a. the identification of *water resource systems*;
- b. the protection, enhancement, or restoration of the *quality and quantity of water*;
- c. decisions on allocation of growth; and
- d. planning for water, wastewater, and stormwater *infrastructure*".

The policy would read "*Watershed planning* or equivalent will inform:

- a. the identification of *water resource systems*;
- b. the protection, enhancement, or restoration of the *quality and quantity of water*;
- c. decisions on allocation of growth; and
- d. planning for water, wastewater, and stormwater *infrastructure*."

It is also replaced with a new policy 4.2.1.4.

The policy would read "Planning for large-scale development in designated greenfield areas, including secondary plans, will be informed by a *subwatershed plan* or equivalent."

4.2.1.4 is now 4.2.1.5.

4.2.2 Natural Heritage System

4.2.2.1 is revised to delete "The Province will map".

4.2.2.1 is further revised to add "for *the Growth Plan* has been mapped by the Province".

4.2.2.1 is further revised to delete "mapping will exclude" and replace it with "for *the Growth Plan* excludes".

The policy would read "A *Natural Heritage System for the Growth Plan* has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The *Natural Heritage System for the Growth Plan* excludes lands within *settlement area* boundaries that were approved and in effect as of July 1, 2017."

4.2.2.2 is amended by adding "for *the Growth Plan*".

The policy would read "Municipalities will incorporate the *Natural Heritage System for the Growth Plan* as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or *hydrologic functions* of the features and areas as set out in the policies in this subsection and the policies in subsections 4.2.3 and 4.2.4."

4.2.2.3 is amended by adding "for *the Growth Plan*".

The lead-in for the policy would read "Within the *Natural Heritage System for the Growth Plan*:"

4.2.2.4 is deleted.

It is replaced with a new policy that is added to the Plan: "Provincial mapping of the *Natural Heritage System for the Growth Plan* does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, the policies in this Plan that refer

to the *Natural Heritage System for the Growth Plan* will apply outside *settlement areas* to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.”

The policy would read “Provincial mapping of the *Natural Heritage System for the Growth Plan* does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, the policies in this Plan that refer to the *Natural Heritage System for the Growth Plan* will apply outside *settlement areas* to the *natural heritage systems* identified in official plans that were approved and in effect as of July 1, 2017.”

4.2.2.5 is deleted.

It is replaced with a new policy that is added to the Plan: “Upper- and single-tier municipalities may refine provincial mapping of the *Natural Heritage System for the Growth Plan* at the time of initial implementation in their official plans. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After the *Natural Heritage System for the Growth Plan* has been implemented in official plans, further refinements may only occur through a *municipal comprehensive review*.”

The policy would read “Upper- and single-tier municipalities may refine provincial mapping of the *Natural Heritage System for the Growth Plan* at the time of initial implementation in their official plans. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After the *Natural Heritage System for the Growth Plan* has been implemented in official plans, further refinements may only occur through a *municipal comprehensive review*.”

4.2.2.6 is amended by adding “for the Growth Plan”.

The lead-in for the policy would read “Beyond the *Natural Heritage System for the Growth Plan*, including within *settlement areas*, the municipality:”

4.2.2.6 a) is amended by adding “and areas” and italicizing “*natural heritage features and areas*”.

The sub-policy would read “will continue to protect any other *natural heritage features and areas* in a manner that is consistent with the PPS; and”

4.2.2.6 b) is amended by italicizing “*natural heritage system*”.

The sub-policy would read “may continue to protect any other *natural heritage system* or identify new systems in a manner that is consistent with the PPS.”

4.2.2.7. is amended by deleting “into” and replacing it with “to include” and adding “for the Growth Plan”.

The lead-in for the policy would read "If a *settlement area* is expanded to include the *Natural Heritage System for the Growth Plan* in accordance with the policies in subsection 2.2.8, the portion that is within the revised *settlement area* boundary will:"

4.2.3 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features

4.2.3.1 is amended by adding "*for the Growth Plan*".

The lead-in for the policy would read "Outside of *settlement areas*, *development* or *site alteration* is not permitted in *key natural heritage features* that are part of the *Natural Heritage System for the Growth Plan* or in *key hydrologic features*, except for:"

4.2.4 Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features

4.2.4.1 is amended by adding "*for the Growth Plan*".

The lead-in for the policy would read "Outside *settlement areas*, a proposal for new *development* or *site alteration* within 120 metres of a *key natural heritage feature* within the *Natural Heritage System for the Growth Plan* or a *key hydrologic feature* will require a natural heritage evaluation or hydrologic evaluation that identifies a *vegetation protection zone*, which:"

4.2.6 Agricultural System

4.2.6.1 is amended by deleting "The Province will identify" and adding "has been identified by the Province".

The policy would read "An *Agricultural System* for the *GGH* has been identified by the Province."

4.2.6.3 is amended by adding "Where appropriate, this should be based on an *agricultural impact assessment*".

The policy would read "Where *agricultural uses* and non-agricultural uses interface outside of *settlement areas*, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the *Agricultural System*. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an *agricultural impact assessment*."

4.2.6.8 is deleted.

It is replaced with a new policy that is added to the Plan: "Provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, *prime agricultural areas* identified in upper- and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan."

The policy would read "Provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, *prime agricultural areas* identified in upper- and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan."

4.2.6.9 is deleted.

It is replaced with a new policy that is added to the Plan: "Upper- and single-tier municipalities may, refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review."

The policy would read "Upper- and single-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a *municipal comprehensive review*."

4.2.8 Mineral Aggregate Resources

4.2.8.2 is amended by adding "*for the Growth Plan*".

The lead-in for the policy would read "Notwithstanding the policies in subsections 4.2.1, 4.2.2, 4.2.3 and 4.2.4, within the *Natural Heritage System for the Growth Plan*, *mineral aggregate operations* and wayside pits and quarries are subject to the following:"

4.2.8.2 c) is amended by adding "*for the Growth Plan*".

The sub-policy would read "an application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the *Natural Heritage System for the Growth Plan*, including in *key natural heritage features*, *key hydrologic features* and any associated *vegetation protection zones*, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of the policies in this subsection."

4.2.8.4 d) is amended by adding "for the Growth Plan".

The sub-policy would read "outside the *Natural Heritage System for the Growth Plan*, and except as provided in policies 4.2.8.4 a), b) and c), final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In *prime agricultural areas*, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2014."

4.2.8.5 is amended by adding "for the Growth Plan".

The lead-in for the policy would read "Final rehabilitation for new *mineral aggregate operations* in the *Natural Heritage System for the Growth Plan* will meet these additional criteria:"

4.2.8.5 a) is amended by adding "for the Growth Plan".

The sub-policy would read "where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the *Natural Heritage System for the Growth Plan*, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a *prime agricultural area*, the remainder of the land subject to the license is to be rehabilitated back to an *agricultural condition*;"

4.2.8.5 b) is amended by adding "for the Growth Plan".

The sub-policy would read "where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the *Natural Heritage System for the Growth Plan* is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a *prime agricultural area*, the remainder of the land subject to the license is to be rehabilitated in accordance with policy 2.5.4 of the PPS, 2014; and"

4.2.10 Climate Change

4.2.10.1 is amended by deleting "the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016" and replacing it with "other provincial plans and policies for environmental protection".

The lead-in for the policy would read "Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with other provincial plans and policies for environmental protection, that will include:"

4.2.10.1 f) is amended by adding "for the Growth Plan".

The sub-policy would read "protecting the *Natural Heritage System for the Growth Plan* and *water resource systems*;"

5 Implementation and Interpretation

5.2 Policies for Implementation and Interpretation

5.2.1 General Interpretation

5.2.1.3 is amended by adding "and Housing".

The policy would read "References to the responsibilities of the Minister set out in this Plan should be read as the Minister of Municipal Affairs and Housing, his or her assignee, his or her delegate pursuant to the Places to Grow Act, 2005, or any other member of Executive Council given responsibility for the Places to Grow Act, 2005."

5.2.2 Supplementary Direction

5.2.2.1 a) is amended by deleting "and *undelineated built-up areas*".

The sub-policy would read "the *delineated built boundary*;"

5.2.2.1 c) is amended by adding "and".

The sub-policy would read "a standard methodology for land needs assessment; and"

5.2.2.1 d) is a new sub-policy added to the plan that is added after 5.2.2.1 c).

The sub-policy would read "provincially significant employment zones."

5.2.2.2 b) is amended by deleting "for the *GGH*" and replacing it with "*for the Growth Plan*".

The sub-policy would read "the *Natural Heritage System for the Growth Plan*."

5.2.2.3 is a new policy added to the plan that is added after 5.2.2.2.

The policy would read "The Province may review and update provincially significant employment zones, the agricultural land base mapping or the *Natural Heritage System for the Growth Plan* in response to a municipal request."

5.2.5 Targets

5.2.5.2 is amended by deleting "occur" and replacing it with "be implemented".

The policy would read "The minimum intensification and density targets in this Plan or established pursuant to this Plan will be identified in upper- and single-tier official plans. Any changes to the targets established pursuant to this Plan may only be implemented through a *municipal comprehensive review*."

5.2.5.3 d) is amended by adding "and".

The sub-policy would read "other *strategic growth* areas for which a minimum density target will be established; and"

5.2.5.3 e) is deleted.

5.2.5.3 f) is now 5.2.5.3 e).

6 Simcoe Sub-area

6.3 Managing Growth

6.3.5 is amended by deleting "through a *municipal comprehensive review* and".

The policy would read "Any lands that are designated for *agricultural uses* or rural uses in a lower-tier official plan as of January 20, 2017 can only be designated for development subject to the policies in subsection 2.2.8."

6.4 Employment Lands

6.4.8 is amended by italicizing "*natural heritage systems*".

The policy would read "For lands within *strategic settlement employment areas* and the *economic employment districts* the municipality can identify the *natural heritage systems*, features, and areas for protection."

7 Definitions

The list of definitions is amended by adding "(not including rural settlements)" to the definition of *Designated Greenfield Area*.

The definition of *Designated Greenfield Area* would read "Lands within *settlement areas* (not including *rural settlements*) but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*."

The list of definitions is amended by adding "Vacant, unbuilt but developable" to the definition of *Excess Lands*.

The definition of *Excess Lands* would read "Vacant, unbuilt but developable lands within *settlement areas* but outside of *delineated built-up areas* that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan."

The list of definitions is amended by deleting the definition of *Innovation Hubs*.

The list of definitions is amended by adding "typically", ", for example", "vegetated areas at the edge of paved surfaces," and "and the specific form may vary considering local conditions and community character" to the definition of *Low Impact Development*.

The definition of *Low Impact Development* would read "An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. *Low impact development* often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character."

The list of definitions is amended by adding "to 800" to the definition of *Major Transit Station Area*.

The definition of *Major Transit Station Area* would read "The area including and around any existing or planned *higher order transit* station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk."

The list of definitions is amended by adding "large parks and recreational destinations, post-secondary institutions" for the definition of *Major Trip Generators*.

The definition of *Major Trip Generators* would read "Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *urban growth centres* and other downtowns, *major office* and *office parks*, *major retail*, *employment areas*, community hubs, large parks and recreational destinations, post-secondary institutions and other *public service facilities*, and other mixed-use areas)".

The list of definitions is amended by deleting the definition for *Natural Heritage System* and replacing it with new definitions for *Natural Heritage System* and *Natural Heritage System for the Growth Plan*.

The definition of *Natural Heritage System* would read "A system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include *key natural heritage features*, *key hydrologic features*, federal and provincial parks and conservation reserves, other *natural heritage features and areas*, lands that have been restored or have the potential to be restored to a natural state, associated areas that support *hydrologic functions*, and working landscapes that enable *ecological functions* to continue. (Based on PPS, 2014 and modified for this Plan)".

The definition of *Natural Heritage System for the Growth Plan* would read "The *natural heritage system* mapped and issued by the Province in accordance with this Plan."

The list of definitions is amended by deleting "Employment areas designated in an official plan" and replacing it with "Areas" for the definition of *Office Parks*.

The definition of *Office Parks* would read "Areas where there are significant concentrations of offices with high employment densities."

The list of definitions is amended by deleting the definition of *Prime Employment Area*.

The list of definitions is amended by adding a new definition for *Rural Settlements* after the definition of *Rural Lands*.

The definition of *Rural Settlements* would read "Existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. These communities are serviced by individual private on-site water and wastewater systems and contain a limited amount of undeveloped lands that are designated for development. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition."

The list of definitions is amended by deleting "rural settlement areas" and replacing it with "rural settlements" for the definition of *Settlement Areas*.

The definition of *Settlement Areas* would read "Urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and

- b. lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.

(Based on PPS, 2014 and modified for this Plan)."

The list of definitions is amended by italicizing "*natural heritage system*" for the definition of *Significant Wildlife Habitat*.

The definition of *Significant Wildlife Habitat* would read "A *wildlife habitat* that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. These are to be identified using criteria established by the Province. (Based on PPS, 2014 and modified for this Plan)."

The list of definitions is amended by italicizing "*natural heritage system*" for the definition of *Significant Valleyland*.

The definition of *Significant Valleyland* would read "A *valleyland* which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. These are to be identified using criteria established by the Province. (Based on PPS, 2014 and modified for this Plan)."

The list of definitions is amended by deleting "or *prime employment areas*" from the definition of *Strategic Settlement Employment Areas*.

The definition of *Strategic Settlement Employment Areas* would read "Areas that have been identified by the Minister that are to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not *settlement areas*. Major retail and residential uses are not permitted."

The list of definitions is amended by adding ", as available at the time a *subwatershed plan* is completed," to the definition of *Subwatershed Plan*.

The definition of *Subwatershed Plan* would read "A plan that reflects and refines the goals, objectives, targets, and assessments of *watershed planning*, as available at the time a *subwatershed plan* is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

A *subwatershed plan* should: consider existing development and evaluate impacts of any potential or proposed land uses and development; identify hydrologic features, areas, linkages, and functions; identify natural features, areas, and related *hydrologic functions*; and provide for protecting, improving, or restoring the *quality and quantity of water* within a subwatershed.

A *subwatershed plan* is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs. (Greenbelt Plan)”

The list of definitions is amended by deleting the definition of *Undelineated Built-up Areas*.

Implementation

How to read this section

This 7 section would not form part of the text of any Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017.

The section sets out the proposed actions to implement the Amendment, if approved.

Proposed Timeframe for Implementation

Under section 12 of the *Places to Grow Act, 2005*, the official plan of a municipality must be brought into conformity with a growth plan within three years of the growth plan coming into effect. Subsection 12(3) gives the Minister the ability to set an alternate date for a municipality to meet the conformity requirements.

For the Growth Plan for the Greater Golden Horseshoe, 2017, the Minister directed July 1st, 2022 as the alternative date for upper and single-tier official plans to be brought into conformity with the Growth Plan, 2017. The Minister also directed that, for lower-tier municipalities, the conformity date would be within one year of the applicable upper-tier official plan taking effect.

It is being proposed that these same timelines would be maintained for municipal implementation of Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, if approved.

Proposed Effective Date and Transition

The effective date of Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, if approved, will be the date specified by the Lieutenant Governor in Council in an approval under section 10 of the *Places to Grow Act, 2005*. Any matter commenced, but where a decision(s) remains to be made prior to the effective date of Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, if approved, would be subject to the updated policies (subject to any exceptions specified in the transition regulation O.Reg. 311/06).

The Minister is seeking feedback as to whether there are any specific planning matters (or types of matters) in process that should be addressed through the transition regulation. This could include, for example, official plans or official plan amendments that have been adopted and are currently under appeal.

Prescribing such matters or types of matters in the regulation could allow them to be approved in conformity with an earlier version of the Growth Plan and/or provide for an exemption from some policies in the Growth Plan for the Greater Golden Horseshoe, 2017 as amended by Amendment 1, if approved. Refer to <https://ero.ontario.ca/notice/013-4505> for further information about the consultation on proposed changes to the transition regulation, O. Reg. 311/06 to align with Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, if approved. In addition, the ministry is seeking feedback on proposed Provincially Significant Employment Zones. Refer to <https://ero.ontario.ca/notice/013-4506> for more information on that proposal.

Seeking Feedback

The Ministry of Municipal Affairs and Housing is seeking feedback on this Proposed Amendment. Your feedback is greatly appreciated and will be taken into consideration.

The deadline for providing feedback is February 28, 2019.

Comments may be submitted in one of the following ways:

1. Online:

Through Ontario's Environmental Registry at <https://ero.ontario.ca/notice/013-4504>
"Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017 (2019)" ERO Number 013-4504

2. By mail:

Ontario Growth Secretariat
C/O Charles O'Hara
Director, Growth Planning and Analysis Branch
Ministry of Municipal Affairs
College Park 23rd Floor
777 Bay St.
Toronto ON M5G 2E5

3. By email:
growthplanning@ontario.ca

Notice Regarding Collection of Information

Any collection of personal information is under the authority of the Places to Grow Act, 2005 for the purpose of obtaining input on the proposed amendments to the Growth Plan for the Greater Golden Horseshoe, 2017. If you have questions about the collection, use and disclosure of this information please contact:

Senior Information and Privacy Advisor
Ministry of Municipal Affairs
777 Bay Street
Toronto ON
M5G 2E5
416-585-7094

Organizations and Businesses: Comments or submissions made on behalf of an organization or business may be shared or disclosed. By submitting comments you are deemed to consent to the sharing of information contained in the comments and your business contact information. Business contact information is the name, title and contact information of anyone submitting comments in a business, professional or official capacity.

Individuals: Personal contact information will only be used to contact you and will not be shared. Please be aware that any comments provided may be shared or disclosed once personal information is removed. Personal information includes your name, home address and personal e-mail address.

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Overview of Proposed Growth Plan Amendments

The Proposed Changes Would:

Intensification and Density Targets

- Simplify and streamline the intensification and designated greenfield area density targets by grouping municipalities:
 - Group A:** City of Hamilton, Regions of Peel, Waterloo and York
 - Group B:** Cities of Barrie, Brantford, Guelph, Orillia, Peterborough, Regions of Durham, Halton, Niagara
 - Group C:** City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington
- Specify that new targets take effect by 2022, with no further increase after 2031
- Measure the density target for new neighbourhoods in designated greenfield areas across existing and new designated greenfield areas
- Let all municipalities apply for alternative targets

Major Transit Station Areas

- Allow municipalities to delineate major transit station areas before their municipal comprehensive review, while maintaining provincial approval and protection, by designating these areas as "protected major transit station areas" under the *Planning Act*
- Simplify the process and criteria for alternative targets applicable to major transit station areas to reflect on-the-ground realities

Agricultural and Natural Heritage Systems

- Allow municipalities to use their existing Agricultural and Natural Heritage mapping as they transition to provincial mapping
- Make provincial mapping of the agricultural land base and the Natural Heritage System apply only after implemented in upper/single-tier official plans
- Allow upper/single-tier municipalities to refine and implement provincial mapping in advance of their next municipal comprehensive review
- Improve provincial mapping so that it better reflects local knowledge and planning work that has already been completed

Settlement Area Boundary Adjustments

- Provide more flexibility in settlement area adjustments by allowing reasonable expansions (up to 40 hectares) outside the municipal comprehensive review
- Allow settlement area boundary adjustments outside the municipal comprehensive review as long as there is no net increase in land
- Put in place a more outcome-based approach for settlement area boundary adjustments through the municipal comprehensive review

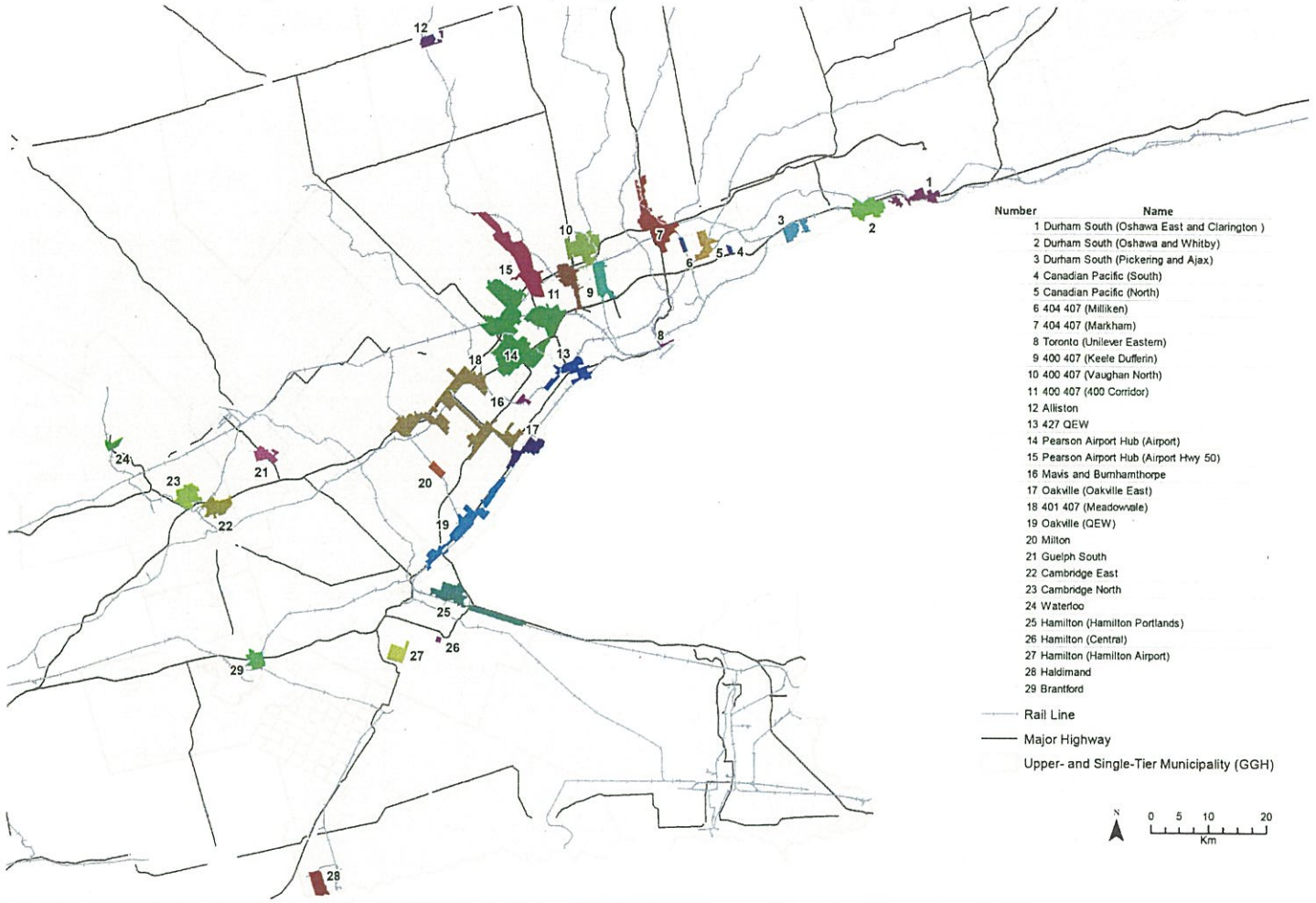
Rural Settlements

- Allow minor rounding out of rural settlements in keeping with the rural character of the area, and subject to other criteria
- Create a new defined term, "rural settlements," as a subset of "settlement areas," while the term "undelineated built-up areas" would be deleted from the Growth Plan
- Specify that rural settlements are not part of the designated greenfield area

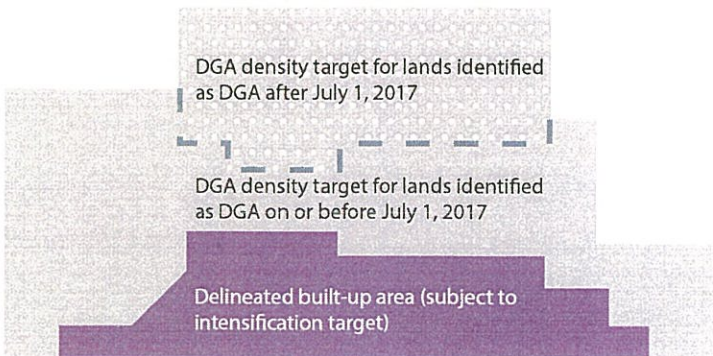
Employment Planning

- Create provincially significant employment zones (PSEZ) for greater protections of important employment sites while allowing municipalities to re-designate some existing employment areas to mixed-use before their next municipal comprehensive review
- Ensure municipalities retain space for a similar number of jobs when redeveloping employment lands outside of employment areas
- Require buffering around industrial/manufacturing uses within employment areas
- Provide flexibility with employment planning by allowing density targets to be set for each employment area

Proposed Provincially Significant Employment Zones (PSEZs)



Current Policies



Proposed Policies

INTENSIFICATION TARGETS BY TIME PERIOD

