

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2016-0060

FOR THE CONSIDERATION OF
COUNCIL
AUGUST 24, 2016

**SUBJECT: PROVINCIAL CO-ORDINATED LAND USE PLANNING REVIEW:
PROPOSED GROWTH PLAN, 2016 AND GREENBELT PLAN, 2016
FILE NO. 05.245**

1. RECOMMENDATIONS:

- 1. That Council receive Report DS-2016-0060 prepared by the Director of Development Services, dated August 24, 2016, respecting the Provincial Co-ordinated Land Use Planning Review: Proposed Growth Plan, 2016 and Greenbelt Plan, 2016.**
- 2. That the Province modify the Proposed Growth Plan, 2016 and the Proposed Greenbelt Plan, 2016 in such a manner that will implement Council's request respecting a Maple Lake Estates development approvals transfer proposal, as set out in Option 5 of Section 4.3.3 of Report No. PB-2015-0026 which was previously submitted to the Province in May, 2015.**
- 3. That the Province modify the Proposed Growth Plan, 2016 and the Proposed Greenbelt Plan, 2016 in such a manner that will implement Council's request respecting a reduction of the Pefferlaw Towns and Villages designation, as set out in Report PB-2015-0026 which was previously submitted to the Province in May, 2015.**
- 4. That the Province modify Schedule 6 – Moving Goods in the Proposed Growth Plan, 2016 so that both the Highway 400 to 404 Connecting Link, and the extension of Highway 404 to Glenwoods Avenue in the Town of Georgina, be identified as a “Future Transportation Corridor” and that the Plan include a policy in Section 3 – Infrastructure to Support Growth that recognizes the importance and prioritizes the construction of these two key highway corridor projects.**
- 5. That the Province modify the Proposed Growth Plan, 2016 and the proposed Greenbelt Plan, 2016 in order to implement the additional recommended changes/additions discussed in this report, and which are listed in Attachment 13 to Report No. DS-2016-0060.**
- 6. That the public be provided an opportunity at a Council meeting in September or October, 2016 and prior to the Province's October 31, 2016**

commenting deadline, to provide comments to Council on the Provincial Plans Review and/or on Report No. DS-2016-0060, and that specific notice of this opportunity be provided in advance of this meeting on the Town page of the Georgina Advocate and on the Town's website.

- 7. That the Clerk forward a copy of Report No. DS-2016-0060, and Council's resolution thereon to the Ministry of Municipal Affairs and Housing, the Regional Municipality of York and the Lake Simcoe Region Conservation Authority.**

2. PURPOSE:

The purpose of this report is to provide staff's comments and recommendations on the proposed Growth Plan for the Greater Golden Horseshoe, 2016 and the proposed Greenbelt Plan, 2016, being the two Plans of the Provincial Co-ordinated Land Use Planning Review that are applicable to the Town of Georgina.

3. BACKGROUND:

On February 27, 2015, the Government of Ontario (Province) launched a Co-ordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, as required under their respective legislation.

As part of the first round of public consultation, the Province sought input in identifying how the four Plans could better meet their objectives, with a commenting deadline of May 27, 2015. On May 13, 2015, Council supported the comments of Report No. PB-2015-0026 and adopted its recommendations as the Town's submission to the Province (refer to Attachment 1).

To support the Co-ordinated Review, the Province appointed a panel of six advisors, chaired by David Crombie, to develop recommendations on how to amend and improve the Plans. They were required to deliver a report to the Ministers of Municipal Affairs and Housing, and Natural Resources and Forestry, by September 1, 2015. The Advisory Panel's report entitled, "*Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 – 2041*" was subsequently prepared and released to the public in July, 2015. Due to the size of this document (180 pages), it is not included in this report, but can be viewed on the Ministry of Municipal Affairs and Housing's website at [www.ontario.ca/land use planning review](http://www.ontario.ca/land_use_planning_review).

On May 10, 2016 the Province released the proposed changes to the four Plans and initiated a period of public consultation, with a commenting deadline of

September 30, 2016. Due to the size of the proposed Growth Plan, 2016 and Greenbelt Plan, 2016, these documents are not included in this report, but can also be viewed at the Ministry's website noted above. On August 10, 2016 the Province announced that due to high interest in the review and in response to requests made by several municipalities, the deadline to provide input on the four proposed revised Plans has been extended to October 31, 2016.

Also in May 2016, the Province released a document titled, "*Shaping Land Use in the Greater Golden Horseshoe*", being a guide to the proposed changes to the four Plans. A copy of same is included as Attachment 2. The chapters in this guide describe the key proposed changes/additions to the four Plans under the following eight themes:

- Building Complete Communities;
- Supporting Agriculture;
- Protecting Natural Heritage and Water;
- Growing the Greenbelt;
- Addressing Climate Change;
- Integrating Infrastructure;
- Improving Plan Implementation; and,
- Measuring Performance, Promoting Awareness and Increasing Engagement.

The discussion below provides a general overview of the proposed changes/additions to the Growth Plan and the Greenbelt Plan.

3.1. Proposed Changes/Additions to Growth Plan and Greenbelt Plan

Growth Plan

- The Growth Plan was created under and has effect through the Places to Grow Act, 2005.
- All planning decisions (e.g., municipal official plans) are required to "conform" with the Growth Plan.
- Growth Plan, 2006 goals include:
 - Build compact, vibrant and complete communities
 - Plan and manage growth to support a strong and competitive economy
 - Protect and conserve the natural resources of land, air and water
 - Optimize existing and new infrastructure

The proposed Growth Plan, 2016 (PGP 2016) maintains the same structure in terms of the number and names of the Sections as the existing Growth Plan, 2006 (GP 2006). However, the size of the PGP 2016 has notably increased. This is largely a result of several new subsections and policies and/or revisions to existing policies being incorporated into the Plan. In particular, Section 2 – *Where and How to Grow* and Section 4 – *Protecting What is Valuable*, have been expanded upon to the greatest extent in comparison to the rest of the Plan.

In order to assist in understanding how the PGP 2016 has changed from the GP 2006, a summary of the key changes/additions to each section is provided in Attachment 3. This information was taken from an annotated version of the PGP 2016, as provided by the Ministry on its website for information purposes. Attachment 3 also provides the proposed Schedules and Appendices.

Greenbelt Plan

- The Greenbelt Plan was created under and has effect through the Greenbelt Act, 2005.
- All planning decisions (e.g., municipal official plans) are required to “conform” with the Greenbelt Plan.
- Greenbelt Plan, 2005 goals include:
 - Identifying where urbanization should not occur
 - Providing permanent protection to the agricultural land base and protecting the natural environment
 - Providing for a diverse range of economic and social activities associated with rural communities

The Proposed Greenbelt Plan, 2016 (PGBP 2016) maintains all five sections from the existing Greenbelt Plan, 2005, along with adding a new Section 6 – *Urban River Valley Policies*. However, similar to the PGP 2016, the PGBP 2016 is considerably larger than the existing Plan, with the most significant changes/additions being incorporated into Section 1.2.2 – *Protected Countryside Goals*, Section 3.1 – *Agricultural System*, Section 3.2 – *Natural System*, Section 4.2 – *Infrastructure* and, Section 5.7 – *Amendments to Greenbelt Plan and other Provincial Plans*.

A summary of the proposed changes/additions to each section is provided in Attachment 4. This summary information comes from the Province’s annotated

version of the PGBP, 2016. Attachment 4 also provides the proposed Schedules and Appendices.

4. ANALYSIS:

Generally speaking, the writer is of the opinion that the majority of proposed changes/additions to both the Growth Plan and Greenbelt Plan serve to enhance and improve the Plans. For example, policies dealing with growth related matters that were in the Greenbelt Plan have been moved to the Growth Plan. By doing this the two Plans work together in a more co-ordinated fashion. Also, the necessary changes to the two Plans to implement new policies within the Provincial Policy Statement 2014 (PPS 2014) appear to have been made, along with harmonizing the definitions in both Plans with those in the PPS 2014.

Both Plans have been strengthened or have been made more restrictive in terms of protecting the natural heritage system and the prime agricultural land base, while directing more growth to existing built-up areas in order to minimize “greenfield” land consumption. New policies, or revisions to existing policies, addressing climate change, integrating infrastructure and asset management in planning decision-making, supporting the agricultural economy, and building complete communities, are key enhancements to the two Plans.

For Council’s information, Attachment 5 provides an assessment of whether the comments/issues/concerns provided to the Province through Report PB-2015-0026 have been satisfactorily addressed or not by the proposed Plans. Matters that are not adequately addressed and remain a major concern are dealt with further in this report.

Given the considerable number of changes/additions to the two Plans, it would be overly time consuming and unnecessary to outline and review each specific change in the context of this report. In this regard, many of the proposed changes/additions are minor or inconsequential in nature, or enhance existing policies that staff take no issue with and support. Other changes deal with specific policies that are not applicable to Georgina. As such, the approach taken in this report is to focus on the key proposed policies that present a major concern or challenge and/or have significant implications with respect to the Town of Georgina’s future growth and development as set out under its policy documents, plans and strategies. In this regard, the following five policy areas will be addressed:

1. The Agricultural System, Rural Areas and Rural Lands
2. Designated Greenfield Area Density Target and Intensification Target

3. Employment Areas
4. Growing the Greenbelt
5. Implementation

It should also be pointed out that the three key Georgina issues outlined in Report No. PB-2015-0026 (*Pefferlaw Towns and Villages Designation; Hwy. 404 Extension to Keswick Business Park Secondary Plan Area, and; Maple Lake Estates*), will be re-addressed in the context of one of the five policy areas noted above.

4.1 The Agricultural System, Rural Areas and Rural Lands

Relevant Sections/Policies

PGP 2016

- 2.2.9 Rural Areas
- 4.2.6 Agricultural System

PGBP 2016

- 3.1.3 Prime Agricultural Area Policies
- 3.1.4 Rural Lands Policies
- 4.1 General Non-Agricultural Use Policies

Similar to the existing GBP 2005, the PGBP 2016 sets out the following three policy areas in the Protected Countryside that are spatially based: (1) the Agricultural System; (2) the Natural System, and; (3) Settlement Areas.

The area comprising the Agricultural System is made up of all of the lands classified as Specialty Crop Area, Prime Agricultural Area or Rural Lands. While the PGBP 2016 identifies the boundaries of the Specialty Crop Areas, it relies on Official Plans to delineate the Prime Agricultural Area and Rural Lands. In this regard, the upper-tier municipality (i.e., York Region) is required to delineate or map the Prime Agricultural Area and Rural Lands in its Official Plan, (i.e., YROP) and then the Official Plans of the local municipalities must conform with the Region's mapping.

As discussed in Report No. PB-2015-0026, the identification of the "Agricultural Area" and "Rural Area" designations within the current York Region Official Plan (being a modified version of the 2010 Official Plan) was largely based on a land

evaluation area review (LEAR). Under LEAR, agricultural areas are identified at a broad geographic scale to reflect a comprehensive, systems approach to agricultural planning. The PGBP 2016 (Sec. 3.1.1) states the following:

“The delineation of the Agricultural System is guided by a variety of factors including a land evaluation area review (LEAR) which assesses such matters as soils, climate, productivity, and land fragmentation; the existing pattern of agriculturally protected lands set out in Official Plans; the availability of infrastructure, services and assets important to the viability of the agri-food sector and a consideration of projected growth patterns.”

Due to the large scale at which the land base is assessed under LEAR, the resultant “Agricultural Area” that is delineated captures areas of existing development and/or land uses or other vacant properties not currently used for agricultural purposes, nor reasonably anticipated to be used for agriculture in the future.

A prime example of this in Georgina involves an area consisting of several properties on the south side of Baseline Road, located mid-way between Warden Avenue and Kennedy Road. Attachment 6 is an air-photo which shows this particular grouping of properties consisting of the York Region Police Building and Public Works Yard and several other abutting lots to the west, none of which presently contain agricultural uses or are likely to be used for agricultural purposes in the future. Notwithstanding an historical development pattern of non-agricultural use, this area is designated “Agricultural Area” on Map 8 in the YROP (refer to Attachment 7).

The implication of being designated “Agricultural Area” is that these properties are subject to a set of very restrictive land use policies as dictated by the Greenbelt Plan and then implemented through the YROP and local Official Plan. These policies provide no flexibility to allow for any uses other than agricultural uses, agricultural related uses and on-farm diversified uses.

As an example, the Town is aware of a proposal for the DC Marine property, located on the south side of Baseline Road, wherein the owner seeks approval to legalize the use of the property as an outdoor storage facility, a U-Haul Vehicle rental facility, and a small engine repair shop for the service and repair of snowmobiles, boats and personal watercraft. Pursuant to the current policy framework of the Greenbelt Plan and YROP, the Town cannot support the rezoning of their site in order to legalize the existing operation, even though the property currently has a site-specific zoning to allow for an antique sales business within a wholly enclosed building. Notwithstanding this site specific zoning and the fact that

the property will probably never be used for agricultural purposes due to its size and location, the current restrictive Agricultural Area land use policies prohibit a further rezoning of the site, unless such an amendment is for uses similar to the existing zoning permission(s) or uses that are more in conformity with the provisions of the Greenbelt Plan (i.e., Prime Agricultural Area uses).

In contrast to the Prime Agricultural Area designation and policies, the Rural Lands policies in the PGP 2016 and PGBP 2016 allow for a greater range of non-agricultural land uses. In this regard, Rural Lands policy 3.1.4.1 of the PGBP 2016 states:

“Rural lands support, and provide the primary locations for a range of recreational, tourism, institutional and resource-based commercial/industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to settlement areas but which are recognized as existing uses by this Plan and allowed to continue and expand subject to the policies of Section 4.5.”

Policy 3.1.4.2 goes on to say that *“normal farm practices and a full range of agricultural, agriculture-related, and on-farm diversified uses are supported and permitted”*. Finally, under policy 3.1.4.4 it states that *“other uses may be permitted subject to the policies of Section 4.1 to 4.6.”*

With respect to the last policy noted above, the policies of Sections 4.1 to 4.6 are contained within Section 4 – *General Polices for the Protected Countryside*. Under Section 4.1 – *Non-Agricultural Uses* it states:

“The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourist based accommodations, service playing fields and campgrounds, ski hills and resorts.”

The above noted policy only permits commercial, industrial and institutional uses that serve the rural resource and agricultural sectors. Staff are of the opinion that this policy is too restrictive, and that there should be greater flexibility to consider permissions for other types of non-residential uses in Rural Lands. For example, such commercial/industrial uses might include recreational vehicle/boat storage facilities, firewood cutting businesses, contractor/tradesman yards and

tree/landscaping businesses. These uses do not serve the rural resource or agricultural sectors directly, however, they do provide the types of services that make planning sense in terms of being located in Rural Lands, rather than inside Settlement Areas. The economic importance of providing greater opportunity for these types of “near-urban” based businesses to be able to find locations outside of, but close to settlement areas, is emphasized in correspondence from the Town’s Manager of Economic Development & Tourism, which is included as Attachment 8.

In summary, there are two important issues for Georgina stemming out of the proposed policies dealing with the Agricultural System, Rural Areas and Rural Lands.

Firstly, there is a need to properly identify and refine the land base that is to be included within the Prime Agricultural Area land use classification. Both the PGP 2016 and PGBP 2016 provide policy direction that the Province, in collaboration with municipalities, is to undertake an exercise to provide consistent identification, mapping and protection of the “Agricultural System” across the Greater Golden Horseshoe. The Plans propose that upper and single tier municipalities will have to revise their Official Plan mapping to bring prime agricultural areas into conformity with proposed (pending) provincial mapping. In this regard, and for reasons discussed earlier, to use LEAR as the primary basis for defining the prime agricultural areas, is not satisfactory. Following LEAR, there needs to be more detailed assessment or “ground-truthing” at the local municipal level to take out obvious areas of existing development and/or properties that contain land uses not currently used for agricultural purposes, nor are reasonably expected to be used for agricultural uses in the future. This is a critical exercise given the structure of the Greenbelt Plan for lands within the Protected Countryside. Under this structure, with the exception of lands located in settlement/lakeshore areas or properties having previously approved site specific land use designations, the remaining lands within the Protected Countryside are to be either designated as Prime Agricultural Area or Specialty Crop Area or Rural Lands. Since the policies for Rural Lands allows for a greater range of non-agricultural uses, the amount and location of the Rural Lands in Georgina is significant in terms of Georgina creating a stronger, more diverse economy.

The second issue, as discussed earlier, relates to the types of uses that are permitted in Rural Lands under the PGBP 2016. Staff believe the Plan is too restrictive, and that there needs to be a recognition of a category of “rural” uses that for one reason or another are more appropriately suited outside of settlement areas. In this regard, it is noteworthy that the portion of Policy 3 of Section 2.29 – *Rural Areas* of the PGP 2016 noted below and underlined, gives a broader policy

direction in terms of possibly allowing other uses in Rural Lands, in comparison to what the PGBP 2016 allows:

*“Development outside of settlement areas may be permitted on rural lands if necessary for the management or use of resources, resource-based recreational uses, **or other rural land uses that are not appropriate in settlement areas**, subject to the policies in Section 4.” (bold and underline by the writer)*

Staff are of the opinion that this more general policy direction needs to be incorporated within the PGBP 2016 in order to be in alignment with PGP 2016.

In consideration of the above, staff recommend the following:

- That the Province’s proposed collaborative exercise to provide consistent identification of the Agricultural System, including the mapping identifying Prime Agricultural Areas, be a more comprehensive and rigorous process that results in a System that reflects the reality of the landscape and does not include areas that are not part of the existing agricultural land use base or would not reasonably be expected to be used for agricultural purposes in the future.
- That the PGBP 2016 be modified to include a policy that allows local municipalities to recognize small areas or pockets of non-agricultural uses within the defined Prime Agricultural Area and allow the opportunity for redevelopment provided such redevelopment is compatible with, or does not conflict with, the surrounding uses.
- That the first sentence of Section 4.1 Non-Agricultural Uses of the PGBP 2016 be modified so it reads as follows:

“The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors, as well other rural land uses that are not appropriate in settlement areas.”

4.2 Designated Greenfield Area Density Target and Intensification Target

Relevant Sections/Policies

PGP 2016

- 2.2.2.3 Built-up Areas

- 2.2.7.2 Designated Greenfield Areas

Under policy 2.2.3.3, all upper and single-tier municipalities, at the time of their municipal comprehensive review (of their Official Plan), will be required to increase the minimum intensification target for all of their residential development occurring annually within the “built-up area” to 60% (from the 40% target in the GP 2006).

The “*built-up area*” is defined as: “*All land within the built boundary*”. Where the built boundary is undelineated, the entire settlement area is considered a built-up area. As Council may recall, the existing “*built boundary*” was established by the Province following the enactment of the GP 2006. In general terms, the “*built boundary*” reflects the limits of the developed urban/settlement areas as defined by the Province for the purpose of measuring the intensification target. It also indirectly serves to define the “*designated greenfield areas*”, being the land designated for development within settlement areas that are outside of the built boundary. At a recent meeting involving York Region, York Region area municipalities and the Province (Ministry of Municipal Affairs and Housing or MMAH), MMAH staff indicated that there is no proposal to change the current limits of the built boundary.

In addition to the proposed built-up area intensification target increase, under policy 2.2.7.2 the minimum density target for “designated greenfield areas” is proposed to be increased from 50 to 80 residents and jobs per hectare, and would be required to be planned to be achieved at the upper- and single-tier municipal level by 2041.

The writer has participated in several meetings and workshops involving numerous upper- and lower-tier municipalities and other stakeholders, along with the Province. The preliminary reaction from many municipalities, including York Region, is one of concern and uncertainty about the impact that these two key policy changes will have. It is important to remember and consider that for the past 10 years the GGH upper-tier municipalities and lower-tier municipalities have been planning their communities on the basis of the current intensification and density targets. Regional and local Official plans, along with Secondary plans encompassing long-term hard and soft services/infrastructure decisions, have been based on the current GP 2006 policy framework. In this regard, with respect to meeting the 40% intensification target, York Region has been successful. As shown in the Table included as Attachment 9, 48% of the annual residential units constructed in the Region from 2006-2015 have occurred within the built-up area. In terms of Georgina, 40% of the residential units constructed during the same time period are located within the built-up area, and this meets the current 40% built-up area intensification target in the GP 2006.

The Province has not disclosed the rationale or any analysis detailing how or why they arrived at the increased intensification targets. The writer has been advised that York Region staff is currently assessing the potential impacts and implications at the regional level, and a preliminary analysis indicates that it may not be possible to achieve both the 60% intensification target and the 80 persons and jobs per designated greenfield hectare target. In order to achieve the 60% target, it would seem that a large portion of the Region's population will need to live in apartments and, furthermore, there is a concern that having to re-direct a greater amount of population to the built-up area may result in greenfield neighborhoods and communities currently under construction, not being completed as planned, or being significantly changed.

It is difficult to speculate what the impact will be to York Region and each of the area municipalities without more detailed analysis. However, if York Region is required to meet these new targets, it's reasonable to suggest that all local municipalities will be required to play a role. It is important to note that in terms of Georgina's share of York Region's total population, there will likely be little impact given the current phosphorous loading/servicing caps on the two municipal sewage treatment plants. However, the more important questions to ask are: How much more built-up area intensification units will the Region expect Georgina to accommodate? And what will Georgina be expected to do in terms of meeting the Region's 80 residents and jobs per hectare target over the entire regional designated greenfield area? These are important questions we do not have answers to at this time.

With respect to the preparation of the 2013 Sutton/Jackson's Point Secondary Plan, Town staff worked closely with the Region to determine a built-boundary intensification target and designated greenfield area density policies that were appropriate for the community. As it turned out, the built-boundary intensification target approved in the Secondary Plan is considerably lower (20-25%) in comparison to what is required to be achieved across the Region (40%). To increase the current intensification target is unrealistic in the context of the Sutton/Jackson's Point community.

Similarly, staff have questions and concerns with respect to what these new proposed density targets would mean in the context of the upcoming Keswick Secondary Plan review and update. We certainly would want Regional staff to work with us to establish appropriate intensification and greenfield density targets for the Keswick community, as they did for Sutton/Jackson's Point. However, staff are concerned about any substantial increase to the number of required intensification units in the built-up area and/or higher minimum greenfield densities, and what effect this may have on the future development pattern in Keswick as currently planned for under the Secondary Plan.

In focusing on this concern in more detail, it is useful to examine the Simcoe Landing neighborhood in south Keswick in terms of its density. Included as Attachment 10 is a Table that provides the density of the various existing and current phases of the development, as well as an estimate of the density of the remaining phases to build-out.

The total planned density in the Simcoe Landing community is 16.57 units per gross residential hectare. Given that the Town wide average person per unit (ppu) factor is 2.74 based on the 2011 Census, one might expect that the residential homes in Simcoe Landing would have a higher ppu. In this regard, for the purpose of this discussion, a ppu of 3.5 is used. Using this ppu factor, the planned residential density for the entire Simcoe Landing South Keswick area is approximately 58 persons per hectare. Looking specifically at the most recent phase approved by Council (Phase 9), it has a density of 14.8 units per hectare or 51.8 persons per hectare (refer to Attachment 11). Therefore, it is not difficult to surmise that if Keswick's greenfield density target is expected to be 80 persons and jobs per hectare, that a significant increase in townhouses and other forms of higher density housing (i.e. apartment buildings) will need to be accommodated within the remaining vacant greenfield lands. Such an increase in density in a community that does not have mass transit services raises a host of planning concerns such as inadequate on-site and street parking, adequate provision of parkland and impacts on the existing character of the community.

Another concern relates to the fact that the built-boundary is not being changed, which means that the residential development on greenfields that has taken place since 2006 factors into the calculation of the new 80 residents and jobs per greenfield hectare target. Since in Georgina most of this greenfield development has a density lower than 50 residents and jobs per hectare, the remaining undeveloped greenfield areas will need to develop at densities higher than 80 residents and jobs per hectare in order to make up the shortfall on the existing post 2006 greenfield development. This just exacerbates the planning concerns noted earlier.

In consideration of the above, staff recommend the following:

- That the Province not adopt or defer the proposed 60% built-up area intensification target and the proposed 80 residents and jobs per designated greenfield hectare target, in order to undertake a detailed examination, in consultation with all affected municipalities, of the planning implications, impacts and feasibility of achieving these new targets, in order to determine the appropriateness of these targets or to reach alternative targets that are appropriate. Furthermore, this work should be done in conjunction with policy

2.2.1.5, which requires the Ministry to develop a standard methodology for assessing land needs to accommodate growth.

- That the Province undertake a review and adjustment of the “built-boundary”, which recognizes the designated greenfield area lands that have been developed since the establishment of the built boundary.

4.3 Employment Areas

Relevant Sections/Policies

PGP 2016

- 2.2.5 Employment

The PGP 2016 contains some significant changes to the Employment policies which has generated a number of concerns and questions by York Region and local municipal staff.

Proposed new policies 2.2.5.3 and 2.2.5.5 would require municipalities to identify and designate suitable lands near “*major goods movement facilities and corridors*” within settlement areas as “*prime employment areas*”. Furthermore, upper- and single-tier municipalities may also identify other existing “*employment areas*” within “*settlement areas*” as “*prime employment areas*”, where appropriate.

“Major goods movement facilities and corridors” is defined as:

“The transportation facilities and corridors associated with the inter-and-intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approvals that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.”

“Prime Employment Area” is defined as:

“Areas of employment within settlement areas that are designated in an official plan and protected over the long-term for uses that are land extensive or have low employment densities and require these locations, including manufacturing, warehousing and logistics and appropriate associated uses and ancillary facilities.”

“Employment Area” is defined as:

“Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.”

The PGP 2016 establishes a policy framework that principally deals with two types of employment lands, being prime employment areas and employment areas which are defined above.

In the GP 2006, there is a single policy encouraging municipalities to designate and preserve lands in the vicinity of existing major highway interchanges, ports, rail yards and airports as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities, where appropriate. The PGP 2016, however, takes a much stronger approach in terms of municipalities having to identify and protect this type of employment land for the long term, and defines them as “prime employment areas.” Pursuant to policy 2.2.5.3, residential and other sensitive land uses, institutional uses, and retail, commercial and office uses that are not ancillary to the primary employment use are prohibited within prime employment areas.

In discussions with Region staff, with the exception of a few locations, it is difficult to see how any of the York Region’s existing designated employment areas would meet the definition of prime employment area. Furthermore, given the restrictive range of permitted industrial uses, some of which would use up a lot of land and not generate a lot of jobs, it is difficult to perceive any landowner or a municipality really wanting to re-designate employment land to prime employment land. And this is very likely why the Province has taken a stronger policy approach in terms of municipalities having to identify and protect such employment areas. Furthermore, it is interesting to note that pursuant to policy 2.2.5.4, *“the Minister may identify other prime employment areas”*.

In comparison to prime employment areas, the policies in the PGP 2016 regarding employment areas allows for a greater range of employment uses. Furthermore, the list of prohibited uses is less extensive. In this regard, policy 2.2.5.6 (b) requires municipalities to prohibit residential land uses and limit other sensitive land uses to preserve the long-term integrity of the employment area for uses that require such a location.” It is noteworthy that the above-noted policy does not prohibit retail uses, and this is what is particularly concerning in the context of the Region’s strategic employment lands policy framework under the current York Region Official Plan.

Under the York Region Official Plan, and, pursuant to policy 4.38, *“employment lands are lands that are designated for employment uses including lands*

designated as industrial and business park in local Official Plans; and uses not permitted on employment lands include residential, major retail and other retail and commercial non-ancillary uses.” (underline by writer) While some limited ancillary uses are permitted on employment lands, such ancillary uses cannot collectively exceed 15 percent of an employment area as defined in the local official plan.

The Region’s Official Plan is more restrictive than the PGP 2016 in terms of retail uses within “employment areas”. The concern stemming from the less restrictive provincial policy is that the Region’s employment areas, and particularly the strategic employment lands as shown on Figure 2 of the Region’s Official Plan (of which the Keswick Business Park is one) will be the target of planning applications to allow for more retail permissions, including big box format stores, which is contrary to the planned function of these areas to accommodate industrial and other business park type uses.

In consideration of the above, staff recommend the following:

- That the Province include an additional policy in Section 2.2.5.6 which has the effect of providing the ability for municipalities to identify a hierarchy of employment lands and to determine other types of uses that can be prohibited from locating in “employment areas”.

Staff also note that the PGP 2016 does not incorporate any policies or schedule changes identifying an extension of Highway 404 to the Keswick Business Park or to reflect a Highway 400 to Highway 404 connection. The economic importance of these key highway linkages is discussed in Report No. PB-2015-0026 (refer to Attachment 12) and is also re-iterated in the Manager of Economic Development and Tourism Development correspondence included as Attachment 8. Furthermore, as Council is aware, York Region and Simcoe County, along with a number of lower- tier municipalities (East Gwillimbury, Newmarket, King, Bradford West Gwillimbury and Innisfil) share Georgina’s strong support for the Highway 400 to 404 connecting link. In this regard, these municipalities have formed a “Highway 400 – 404 Connecting Link” Steering committee and have met with the Province to outline the need for this link and advocate for its earliest construction.

In consideration of the above, staff recommend the following:

- That the Province modify Schedule 6 – *Moving Goods* in the PGP 2016 so that both the Highway 400 to 404 Connecting Link, and the extension of Highway 404 to Glenwoods Avenue in the Town of Georgina, be identified as a “Future Transportation Corridor” and that the Plan include a policy in Section 3 – *Infrastructure to Support Growth* that recognizes the importance and prioritizes the construction of these two key highway corridor projects.

4.4 Growing the Greenbelt

Relevant Sections/Policies

PGBP 2016

- 5.7.1 Growing the Greenbelt

The PGBP 2016 contains new policy (Section 5.7.1.1) that would support the Province leading a process to identify potential areas, particularly areas of ecological and hydrological significance, to be added to the Protected Countryside of the Greenbelt. There is also a new policy (Section 5.7.1.4) which outlines how the Province will consider requests from municipalities to grow the Greenbelt. Staff support both of these proposed new policy additions.

The PGBP 2016 adds 21 major watercourses between the Greenbelt and Lake Ontario and associated coastal wetlands to be added as Urban River Valley area. Also added into the Protected Countryside are four land parcels; two areas in Hamilton, one in Grimsby and one in the Lake Gibson area in Thorold.

At a recent provincial workshop and through follow-up discussion with staff from MMAH, staff have learned that during the first round of public consultation the Province received over 700 site specific property requests seeking some form of change to one or more of the four Provincial Plans. The Province indicated that they did not have enough time to thoroughly review each specific request and so the decision was made to not incorporate any changes into the PGBP 2016, save and except for the four parcels noted above. The reason these four parcels in the Hamilton/Niagara area were added into the Protected Countryside, is that these areas had been determined through detailed Secondary Plans that had been completed to the point where the Province was amenable with their inclusion into the Plan at this time.

With respect to the other 700+ requests, the Province advises that it is in the process of reviewing each one and that the outcome of this review in terms of any changes/additions will be incorporated into the final proposed Plans, which staff anticipate the Province releasing sometime this Fall. In speaking with Ministry staff, they are fully cognizant of Council's request with respect to growing the Greenbelt/Natural Heritage System in relation to the Maple Lake Estates development approvals exchange proposal and reducing the size of the Towns/Villages designation for Pefferlaw. These two matters are discussed in detail in Report No. PB-2015-0026, which the Province received as part of the Town's submission during Round One of the consultation process. To date, staff

have received no indication from the Province that they do not support or have any concerns with these two requests.

In consideration of the above, staff recommend the following:

- That the PGP 2016 and PGBP 2016 be modified to incorporate the necessary changes to implement the previous requests of Council respecting the Towns and Villages designation pertaining to Maple Lake Estates and the Pefferlaw Community, as set out in Report No. PB-2015-0026.

4.5 Implementation

The Province has advised that it desires to have the new Plans in place by the end of 2016, and that the work to deliver the supportive studies and other information and materials that are proposed to help facilitate implementation of the Plans will be undertaken in 2017-18. As stated in Section 5.2.2 – *Supplementary Direction* of the PGP 2016, the Minister will, where appropriate, identify, establish or update the following:

- the built boundary;
- the size and location of the urban growth centres;
- a standard methodology for land needs assessment;
- prime employment areas, where necessary;
- priority transit corridors and planning requirements for priority transit corridors;
- mapping of the agricultural system for the GGH and related guidance;
- mapping of the natural heritage system for the GGH; and,
- guidance on watershed planning.

Section 5.2.2.3 states that “*where this Plan indicates that supplementary direction will be provided for implementation but the direction has not yet been issued, all relevant policies of this Plan continue to apply, and any policy that relies on supplementary direction should be implemented to the fullest approach possible.*”

Staff have concern with the Provinces implementation approach noted above. A number of the aforementioned items on the Province’s “to do” list, such as the development of the standard methodology for lands needs assessment and the mapping of the agricultural system, have a significant bearing on the ability for municipalities to implement the Plans and/or bring their Official Plans into conformity. As such, the Province needs to adopt reasonable municipal conformity time-frames that are aligned with the delivery of these critical pieces of information. In this regard, it should be a two-tiered approach where the upper-tier municipal conformity exercise proceeds first within a mandatory period of time (i.e., within 3

years of receiving all of the key provincial support and guidance materials), which is followed by the lower-tier conformity exercise within a mandatory time-frame (i.e., 2 years). Lower-tier municipalities should still have the option of commencing their conformity exercise commensurate with the Region's process should they so desire.

In terms of the Town's new Official Plan that Council adopted in April, 2016, staff do not foresee any major issues arising out of the PGP 2016 and PGBP 2016. We believe the new Official Plan conforms with both Plans, although through the Regional review and approval process some revisions may be required to capture certain items that are new or were not anticipated.

In consideration of the above, staff recommend the following:

- That the Province establish appropriate municipal conformity time-frames of a reasonable length that would not commence until such time as all of the key materials and information that provides supplementary direction for the Implementation of the Growth Plan and Greenbelt Plan have been made available to municipalities.

5. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts directly stemming from this report.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There is no legislative requirement to hold a public meeting or to give notice of this report going to Council. Notwithstanding, in adopting the recommendations of Report No. PB-20115-0026, Council also added an item directing staff to hold a public information meeting during the second round of public consultation. However, due to the continued vacancy of the Senior Policy Planner position, this public information meeting has not taken place to date, and the writer (Director of Development Services) has had to fill in and prepare this report. The extended vacancy period for both the Senior Policy Planner and Senior Development Control Planner, has made it difficult in terms of keeping on top of the policy planning and special projects workload.

In discussing this matter with the Mayor, it is recommended that the public be given an opportunity to provide Council with any comments on the PGP 2016 and PGBP 2016 at a future Council meeting held prior to the October 31, 2016 commenting deadline. Council would then have the opportunity to consider these comments and formulate a further submission to the Province as deemed necessary. This approach also has the benefit of the public being able to review this report, which

is helpful in terms of understanding the proposed changes to the GP 2006 and GBP 2005. Notification of this opportunity to address Council should be placed on the Town page in the Advocate and on the Town's website. Planning staff would work with the Communications Division staff in this regard.

It should also be recognized that the Province has, and continues to, undertake an extensive public consultation process, which according to the Province has resulted in several thousand comments being submitted to date. The public, and any other group or individual interested in commenting on the Provincial Plans Review are encouraged to do so directly to the Province.

7. **CONCLUSION:**

In conclusion, the recommendations contained in Section 1 of this report are presented to Council for their consideration of adoption.

Prepared by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP.
Director of Development Services

Approved by:



Winanne Grant, B.A. AMCT, CEMC
Chief Administrative Officer

12 August 2016

Attachment 1 – Council Recommendations May 13, 2015

Attachment 2 – Shaping Land Use in the Greater Golden Horseshoe Guide

Attachment 3 – Summary of The Proposed Growth Plan for the Greater Golden Horseshoe, 2016

Attachment 4 – Summary of The Proposed Greenbelt Plan, 2016

Attachment 5 – Chart of Town Comments in Report No. PB-2015-0026

Attachment 6 – Air photo of properties on Baseline Road

Attachment 7 – York Region Map 8 Rural and Agricultural Area

Attachment 8 – July 27, 2016 memo from Karyn Stone

Attachment 9 – York Region Table of Built Up Area

Attachment 10 – Simcoe Landing Density

Attachment 11 – Phase 9 Simcoe Landing

Attachment 12 – Pages 17, 18 & 19 of Report PB-2015-0026

Attachment 13 – List of Additional Recommended Changes/Additions



TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

May 25, 2015

Richard Stromberg, Manager,
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor,
Toronto, Ontario
M5G 2E5

Dear Mr. Stromberg

Re: 2015 Provincial Co-ordinated Land Use Planning Review
Maple Lake Estates, Town of Georgina
Report No. PB-2015-0026

Please be advised that Town Council for the Town of Georgina considered the above-noted report and passed the following motion:

1. THAT Council receive Report PB-2015-0026 prepared by the Director of Planning and Building, dated May 13, 2015 respecting the 2015 Provincial Co-ordinated Land Use Planning Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.
2. THAT Council support the comments on the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan contained in Sections 4.1 and 4.2 of Report No. PB-2015-0026, as amended, for submission to the Province.
3. THAT Council support the comments of Section 4.3.1 – Pefferlaw Towns and Villages designation of Report PB-2015-0026, for submission to the Province.
4. THAT Council support the comments of Section 4.3.2 – Highway 404 Extension to the Keswick Business Park Secondary Plan Area of Report No. PB-2015-0026, for submission to the Province.
5. THAT Council support the comments of Section 4.3.3 – Maple Lake Estates and endorse Option 5 as discussed therein of Report No. PB-2015-0026, for submission to the Province.

... 2

6. That staff be directed to conduct a public information session with respect to the second round of consultation in terms of the coordinated review, and specifically the Greenbelt Plan and the Growth Plan as they apply to the Town of Georgina.
7. THAT the Clerk forward a Copy of Report PB-2015-0026, and Council's resolution thereon to the Ministry of Municipal Affairs & Housing, the Regional Municipality of York and the Lake Simcoe Region Conservation Authority.

Accordingly, I have attached the scanned copy of Report No. PB-2015-0026 entitled '2015 Provincial Coordinated Land Use Planning Review for your review and information purposes. Please feel free to contact Harold Lenters, Director of Planning and Building for the Town of Georgina, with any questions or comments, at hlinters@georgina.ca or 905-476-4305, ext. 2246.

Sincerely,
FOR THE TOWN OF GEORGINA,



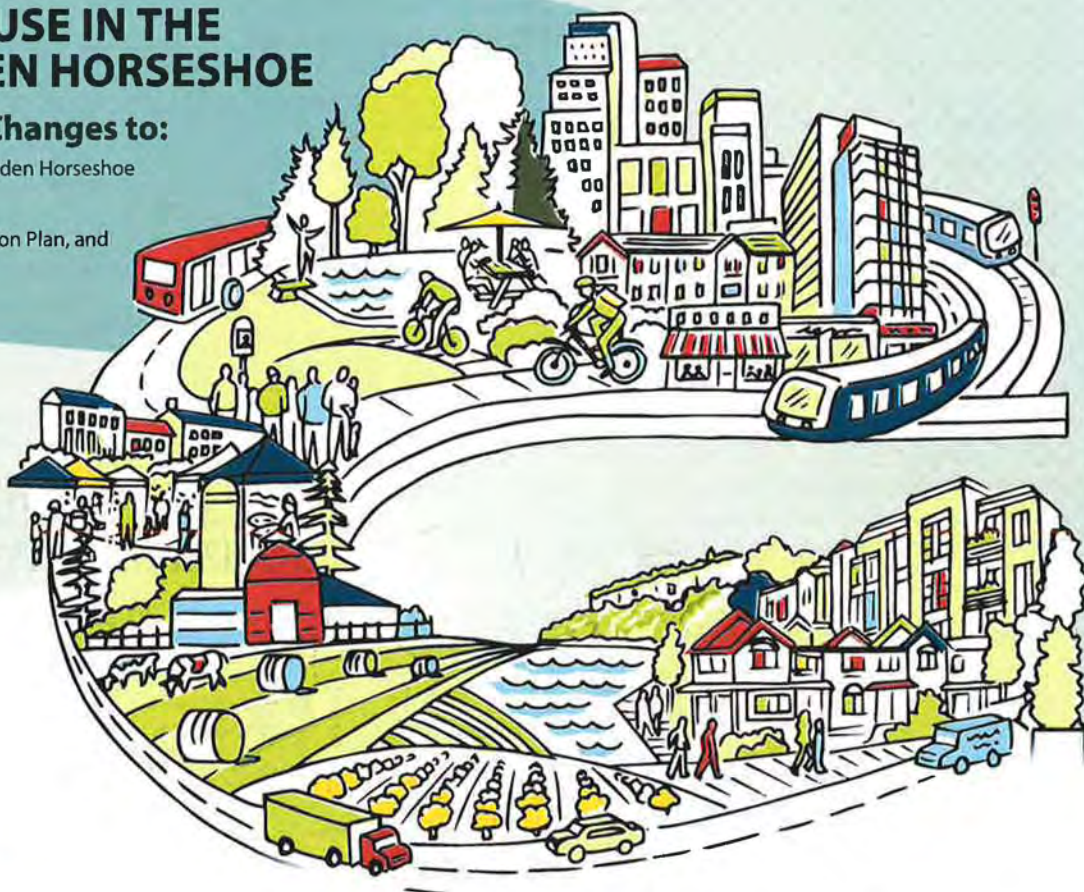
Carolyn Lance
Council Services Coordinator

cc: Denis Kelly, Regional Clerk, Region of York, 17250 Yonge Street, Newmarket L3Y 6Z1
Lake Simcoe Region Conservation Authority, Box 282, 120 Bayview Parkway, Newmarket L3Y 4X1,
Attn: Mike Walters
Harold Lenters, Director of Planning and Building, Town of Georgina

SHAPING LAND USE IN THE GREATER GOLDEN HORSESHOE

A Guide to Proposed Changes to:

- ▶ The Growth Plan for the Greater Golden Horseshoe
- ▶ The Greenbelt Plan
- ▶ The Oak Ridges Moraine Conservation Plan, and
- ▶ The Niagara Escarpment Plan



**OUR REGION
OUR COMMUNITY
OUR HOME**


Ontario.ca/landuseplanningreview





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A message from Minister McMeekin and Minister Mauro



*Hon. Ted McMeekin
Minister of Municipal Affairs
and Housing*



*Hon. Bill Mauro
Minister of Natural Resources
and Forestry*

Ontarians deserve communities where they can work and play, go to school and shop all in the same area.

Communities that are well-connected with modern infrastructure and accessible transit.

In other words, complete communities.

The Greater Golden Horseshoe is Canada's largest economic engine and one of the fastest growing regions in North America.

This region contains some of the country's best farmland and world-renowned natural features, like the Niagara Escarpment.

We need to continue to plan for a future in which we expect to have 6.3 million jobs and welcome another 4 million people over the next 25 years.

That is why it's so important that we update the four land use plans that cover this area: The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

These four plans work together to build complete communities, manage growth, curb sprawl, protect the natural environment and support economic development.

We began our co-ordinated review of these plans over a year ago. Since then, more than 3,000 people have attended town hall meetings across the region. We received more than 19,000 submissions. We heard from municipalities and many stakeholders – from farmers and developers to environmental organizations. And, most importantly, we heard from the people who live and work in the Greater Golden Horseshoe region.

We heard the plans are generally working well, but there is room for improvement.

David Crombie, a former federal cabinet minister and former mayor of Toronto, chaired an advisory panel with members from a variety of sectors affected by the plans. The panel listened, considered and came to consensus on 87 recommendations to improve the plans.

We have also met with and continue to engage with members of First Nations and Métis communities with interests in the region.

Now, we are ready to move forward.

The proposed changes would allow our communities to continue growing in ways that attract jobs and investments, create vibrant urban centres and strong rural communities. They would also minimize impacts of urban growth on productive farmland, heritage buildings, archaeological resources, green spaces, and important natural areas.

We're proposing ways for communities to grow to better meet their needs, now and in the future.

We're proposing to make new communities more transit friendly to help reduce congestion. These policies will also help deliver the greatest return on the government's investments in the region's transportation infrastructure.

And we're going to do it in ways that better protect our farmland and natural environment.

We are looking towards a greener Ontario. We are proposing to grow the Greenbelt by adding Urban River Valleys and protecting large coastal wetlands along Lake Ontario.

Together, the proposed changes would also help the province and municipalities take major steps in addressing one of the most pressing issues of our generation — climate change.

We now invite you to go through the proposed revisions to the plans and provide us with your feedback.

You are the heart of the Greater Golden Horseshoe and Niagara Escarpment area. Let's move towards the future, together.



Hon. Ted McMeekin
Minister of Municipal
Affairs and Housing



Hon. Bill Mauro
Minister of Natural
Resources and
Forestry

Introduction

The Greater Golden Horseshoe and Niagara Escarpment area is a dynamic and diverse region, rich in agricultural, natural and water resources. Managing growth and responding to challenges from climate change are essential if we are to maintain the high quality of life and internationally competitive economy we enjoy today.

Over the years, the province has implemented legislation, plans, policies and programs to guide the region's growth and protect its environment. In 1985, the province established the Niagara Escarpment Plan. In 2002, it put in place the Oak Ridges Moraine Conservation Plan. In 2005, the province launched a landmark initiative for the region and created the Greenbelt Plan, followed by the Growth Plan for the Greater Golden

Horseshoe in 2006. These plans inform other provincial initiatives, such as Metrolinx's Regional Transportation Plan (also known as "The Big Move").

The Co-ordinated Land Use Planning Review

The province initiated a co-ordinated review of the four plans in 2015. Members of the public, stakeholders, municipalities and organizations provided feedback on how the plans are performing and how they may be improved. To support the co-ordinated review, the province appointed an advisory panel. Panel members attended public meetings, reviewed submissions, met with stakeholders, and spoke with experts. The advisory panel made 87 recommendations to help the plans better meet their objectives. This report is available at Ontario.ca/landuseplanningreview.



Co-ordinated Review Town Hall meeting in Peterborough



GO bus station in the Greater Toronto and Hamilton Area



Urban growth in downtown Toronto

The province also met with First Nations and Métis communities with an interest in the region to discuss the plans. Several of these communities provided feedback and offered suggestions on how the plans could be improved. The government is committed to continuing this process and honouring its obligations to Indigenous peoples.

This guide makes it easy to see how changes from the co-ordinated review have been reflected in the amendments proposed to the four plans. If you need more detailed information on the precise wording of a change or definitions of a term used in this guide, please refer to the proposed plans. The proposed plans are also available at Ontario.ca/landuseplanningreview.

The chapters in this guide describe the key proposed changes to the four plans across the following themes:

- ▶ **Building Complete Communities**
- ▶ **Supporting Agriculture**
- ▶ **Protecting Natural Heritage and Water**
- ▶ **Growing the Greenbelt**
- ▶ **Addressing Climate Change**
- ▶ **Integrating Infrastructure**
- ▶ **Improving Plan Implementation**
- ▶ **Measuring Performance, Promoting Awareness and Increasing Engagement**

The Greater Golden Horseshoe and Niagara Escarpment Area



Note: The information displayed on this map is not to scale, does not accurately reflect approved land use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on proposed Greenbelt Area boundaries, the Greenbelt Plan 2016 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Building Complete Communities

Whether they are urban, suburban or rural, complete communities share many common characteristics. They are places where homes, jobs, schools, community services, parks and recreation facilities are easily accessible. Complete communities encourage active transportation, like walking or biking, support public transit, and provide opportunities for people to connect with one another.

Complete communities are more compact, occupy less land, reduce the costs of infrastructure and offer access to healthy local food. They also provide a range of employment opportunities and a mix of housing that offers a range of affordability. With all of these characteristics, complete communities contribute significantly to a high quality of life.

The Growth Plan for the Greater Golden Horseshoe already includes measures to encourage the development of complete communities. For example, municipalities are already required to:

- ▶ Develop and grow with a mix of uses, such as residential, employment, cultural, recreational and other uses that contribute to building complete communities.
- ▶ Intensify by accommodating a large portion of residential growth in areas that are already built-up, especially around transit and in urban growth centres (existing and emerging downtowns).
- ▶ Plan for a minimum density of people living and working in new development areas known as “designated greenfield areas”.
- ▶ Protect land used primarily for employment from being converted to non-employment uses, such as housing.



Street retail in Waterloo



National Ballet School and mixed-use development in Toronto

Separately, the existing plans restrict the expansion of municipalities' urban boundaries, known as "settlement areas".

Combined, these approaches have begun to reduce the amount of new land needed for growth and helped preserve natural and agricultural areas.

The proposed changes would take the plans further towards building complete communities. They would increase density and intensification targets, promote transit supportive density, encourage the development of community hubs and provide greater protection for agricultural land and natural heritage features.

In summary, the proposed changes would:

- ▶ Provide more guidance on achieving complete communities and require municipalities to plan for sustainable and livable communities.
- ▶ Increase the intensification target in the Growth Plan to a minimum of 60 per cent of all new residential development occurring annually in the existing built-up area.

- ▶ Increase the designated greenfield area density target in the Growth Plan to a minimum of 80 residents and jobs per hectare (excluding certain non-developable natural heritage features, such as wetlands and woodlands, rights of way for certain infrastructure, and "prime employment areas").
- ▶ Require municipalities to plan for density targets around major transit stations which support that type of transit.
- ▶ Show priority transit corridors in the Growth Plan where municipalities would focus transit-related planning, zoning and development efforts. New policies would also provide the province with the authority to identify additional priority transit corridors.
- ▶ Support the development of community hubs by encouraging public services to be located together in existing facilities near strategic growth areas, accessible by active transportation and transit.
- ▶ Establish stronger environmental, agricultural and planning criteria in the Growth Plan for settlement area boundary expansions.



Compact urban form in Markham



Market Commons multi-residential project in Burlington

- ▶ Require municipalities to identify and protect prime employment areas. Prime employment areas, as defined in the Growth Plan, typically accommodate uses such as warehousing, logistics, and manufacturing that require a lot of land and access to transportation infrastructure, such as highways and railway lines. Certain employment uses, such as stand-alone office buildings, would be permitted in employment areas that are not identified as “prime”. New policies would serve to improve transit connections for employment areas.
- ▶ Require the province, through direction in the Growth Plan, to establish a standard methodology used by all municipalities across the Greater Golden Horseshoe for assessing land needs.
- ▶ Provide new policies in the Growth Plan to help municipalities in the outer ring (outside the Greater Toronto and Hamilton Area) manage any lands that are designated but not required for growth to 2041, and provide specific tests and flexibility for appropriate growth in these municipalities.
- ▶ Strengthen policies regarding the preservation of cultural heritage to align with those in the Provincial Policy Statement.

Supporting Agriculture

Rural and agricultural communities in the Greater Golden Horseshoe and Niagara Escarpment area are important contributors to Ontario's economy and our quality of life. The agri-food sector supports tens of thousands of jobs, produces food consumed by people locally and all over the world, and contributes billions of dollars annually to the region's economy.

The four plans currently work together to protect the region's high-quality agricultural lands from urban sprawl by restricting the expansion of settlement areas.

The Greenbelt Plan already describes and protects the land base of an agricultural system.

The proposed changes would enhance the agricultural system to include not only the land base, but also the infrastructure and other assets (e.g., food and beverage processors, cold storage, grain dryers and abattoirs) that collectively support a flourishing agricultural sector.

Supporting local farms

Proposed changes to the Growth Plan would require the province to identify an agricultural system for the entire Greater Golden Horseshoe that builds on the Greenbelt, in collaboration with municipalities. Municipalities would be required to plan to protect the agricultural system's long-term viability.

The types of uses allowed on agricultural land would also be clarified by making the plans' policies consistent with those in the Provincial Policy Statement. New policies would ensure a thriving agricultural sector and support the production and availability of locally-grown food in our communities.



Farmers' Market in Burlington

Credit: Friends of the Greenbelt Foundation



Grape harvest in Niagara Region

Credit: Grape Growers of Ontario



Farming and cattle in Caledon



Locally grown fruit

Reducing conflict between land uses

The proposed policy changes would reduce conflicts between agricultural and non-agricultural land uses (such as residential areas, major infrastructure or natural heritage). The plans would support the agricultural sector by clarifying when and how new or expanded agriculture and related uses (e.g., farm sheds) would be permitted next to natural heritage features (e.g., wetlands and woodlands) and hydrological features (e.g., streams and inland lakes), while still protecting natural heritage and hydrological features.

To minimize impacts that infrastructure and other developments could have on agricultural operations, municipalities and other proponents would be required to do agricultural impact assessments for proposed settlement area expansions or major new infrastructure projects.

In summary, the proposed changes would:

- ▶ Require that the province, in collaboration with municipalities, identify an agriculture system for the entire Greater Golden Horseshoe that builds on the Greenbelt. Municipalities would be required to plan to protect the agricultural system's long-term viability.
- ▶ Clarify the types of uses permitted in prime agricultural areas (e.g., on-farm diversified uses such as home industries and agri-tourism) to align with the Provincial Policy Statement.
- ▶ Clarify how setbacks from natural features (e.g., streams) would apply to new or expanded buildings for agricultural uses, agricultural-related uses and on-farm diversified uses on agricultural land.

Protecting Natural Heritage and Water

The Greater Golden Horseshoe and Niagara Escarpment area are home to many unique plants and animals. The region's natural heritage features and systems sustain valuable ecosystems that ensure a high quality of life. For example, they clean our water and air, help control floods, and store carbon that would otherwise be released into the atmosphere. They help us address climate change, as well as provide spaces for recreation and reflection.

The region is home to a vibrant system of lakes, rivers and streams including Lake Ontario, Lake Huron, Lake Erie and Lake Simcoe, as well as many hydrogeologic formations called aquifers (underground water reservoirs).

Water sustains life. In the face of the dramatic growth we expect in the coming decades, we need to strengthen our efforts to preserve and protect this precious resource and direct growth to areas that can best accommodate it.

The four plans already have common objectives to protect, maintain and improve natural heritage features and water quality and quantity.

For example, the current Greenbelt Plan and Oak Ridges Moraine Conservation Plan restrict development near key natural areas such as lakes, streams, wetlands and significant woodlands.

Enhancing protection for natural heritage and water resource systems

Under the proposed changes, the province would identify a natural heritage system in the Greater Golden Horseshoe, outside of the Greenbelt Area. Natural heritage systems are made up of natural features and areas (e.g., wetlands and woodlands) and the lands linking them.

In rural areas, the Growth Plan would require protections for the natural heritage system similar to those that exist in the Greenbelt Plan. In existing settlement areas, the protections in the Provincial Policy Statement for natural heritage systems would continue to apply. Municipalities would be required to



A river in the Rouge Valley

maintain the interconnections and diversity of the natural heritage system on any new lands added to a settlement area.

Revised water policies in the Greenbelt Plan would require development in important water features, such as significant groundwater recharge areas, to ensure that water quantity and quality is maintained. This is also reflected in new policies in the Growth Plan applicable to rural areas. Proposed revisions to the Niagara Escarpment Plan's water resource policies would be aligned more closely with other provincial land use plans.



Natural area and river in St. Jacobs.

Watersheds are the area of land drained by a particular river. By requiring watershed planning, the Growth Plan and Greenbelt Plan would be aligned with the Oak Ridges Moraine Conservation Plan. Watershed planning identifies water resource systems and informs planning for water and wastewater servicing and stormwater management. This ensures that as communities grow, water quality and quantity is protected, improved or restored.

Proposed policies in the plans would encourage municipalities to develop ways to re-use soil excavated from developments (i.e., “fill”) and include sustainable soil management practices in planning approvals. The goal is to sustainably manage excess soil produced by infrastructure and other development projects.

Land use designation mapping in the Niagara Escarpment Plan, some of which dates back to 1985, would be updated to ensure it is accurate and current.

In summary, the proposed changes would:

- ▶ Require the province to identify a natural heritage system across the Greater Golden Horseshoe.
- ▶ Apply natural heritage and water protection policies consistent with the Greenbelt Plan outside settlement areas across the entire Greater Golden Horseshoe.
- ▶ Direct municipalities to avoid settlement area expansion into natural heritage systems with important water features, where possible.
- ▶ Require that natural heritage systems are protected if and when they are incorporated into an expanded settlement area.
- ▶ Require watershed planning across the Greater Golden Horseshoe.
- ▶ Encourage municipalities to develop soil re-use strategies and sustainably manage excess soil through planning approvals.
- ▶ Update land use designation mapping in the Niagara Escarpment Plan to reflect the most current and accurate information.

Growing the Greenbelt

The Greenbelt Area comprises 800,000 hectares (almost two million acres) covered by the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan.

These three Greenbelt plans permanently protect important natural heritage and agricultural areas from urban sprawl. They also support a wide range of economic, recreational and cultural opportunities.

Proposed amendments

If approved, new policies in the Greenbelt Plan would describe ways the Greenbelt could be grown.

Specifically, 21 major river valleys and seven associated coastal wetlands would be added to the Greenbelt Plan's "Urban River Valley" designation.

In addition, four parcels of land identified by the City of Hamilton and the Region of Niagara would be added to the Greenbelt Plan's "Protected Countryside" designation.

Proposed new policies in the Greenbelt Plan would support a provincially led process to identify additional areas of ecological significance and important water features where urbanization should not occur. This work would build on the Greenbelt Plan by considering connections to the agricultural, natural heritage and water resource systems.

The province is also looking at the possible expansion of the Greenbelt outside of the Greater Toronto and Hamilton Area where important water resources are under pressure from urban growth.



Glenorchy Conservation Area in Oakville

Credit: Conservation Halton



Natural area outside of Burlington



Wetland in Caledon

Under the proposed changes to the Greenbelt Plan, municipal support would not be required to add new lands to the Greenbelt.

The Niagara Escarpment Commission has proposed expanding the Niagara Escarpment Plan Area by approximately 45,000 hectares to provide greater protection to the Niagara Escarpment's natural heritage and water features and functions, and its cultural heritage and scenic resources. The Minister of Natural Resources and Forestry has asked the Niagara Escarpment Commission to seek feedback from the public, municipalities, First Nations and Métis communities, and stakeholders on these proposals.

In summary, the proposed changes would:

- ▶ Grow the Greenbelt to include major river valleys and large coastal wetlands. "Urban River Valley" policies in the Greenbelt Plan would apply only to publicly owned lands in these areas (existing land use permissions on privately owned lands in "Urban River Valley" areas would not change).
- ▶ Not require municipal support to add lands to the Greenbelt.
- ▶ Add four parcels of land identified by the City of Hamilton and Niagara Region to the Greenbelt Plan's "Protected Countryside" designation. Protected Countryside policies would apply to both public and private land in these four new areas.

Addressing Climate Change

Climate change is one of the most pressing issues facing our generation. Ontario is a leader in North America in the fight against climate change. We are taking strong action now to protect Ontario's economy, environment, and quality of life.

Since most of Ontario's greenhouse gas emissions originate in the transportation, industrial and building sectors, the impact of the four plans' policies on these activities has implications for the province's climate change goals. Ontario's Climate Change Strategy identifies improved transportation and land use planning initiatives as key to reducing greenhouse gas emissions. The strategy helps Ontario move towards "net-zero communities". These communities use low-carbon or carbon-free sources of energy and offset the release of any greenhouse gas emissions they produce.

The four plans' policies support reducing greenhouse gas emissions to address the impacts of climate change. The plans work together to curb urban sprawl and create healthy, walkable, higher-density

communities that support transit and have more green space. Since these compact, complete communities are more energy efficient, they also produce fewer greenhouse gas emissions.

The Greenbelt acts as a carbon sink. It absorbs and stores greenhouse gases, reducing the region's overall emissions. The Greater Golden Horseshoe's agricultural land and water resources will become increasingly important as other food producing regions face lower crop yields due to changes in weather patterns.

Responding to climate change

The proposed revisions to the plans would require all municipalities in the Greater Golden Horseshoe to incorporate climate change policies in their official plans. These policies would help reduce greenhouse gas emissions and address climate change adaptation goals. Municipalities in the Greater Golden Horseshoe would also be encouraged to inventory greenhouse gas emissions and develop targets to reduce them.

Under proposed new policies in the Growth Plan, Greenbelt Plan and Oak Ridges



Solar panel installation in southwestern Ontario

Moraine Conservation Plan, municipalities would be required to develop plans for managing stormwater in their settlement areas. These plans would incorporate low-impact development techniques (which manage rainfall at the source) and green infrastructure. Proposals for major developments (e.g., plans of subdivision, settlement area expansions, and secondary plans) would have to be supported by plans for stormwater management. Municipalities would also be required to examine their infrastructure for weaknesses and identify priority actions to increase their resilience and decrease the risks associated with extreme weather events.



Storm management park in Unionville



Flood risk reduction infrastructure in Corktown Common Park, Toronto

Other proposed changes to the plans, described in greater detail in other sections, would also make an important contribution to Ontario's Climate Change Strategy. These include increased intensification targets, higher density targets for greenfield developments, and enhanced policies that support transit in the Growth Plan. In addition to using less land for growth, the plans' policies are intended to make transit use a sustainable and preferred choice. The enhanced policies pertaining to agriculture and natural heritage (e.g., wetlands and woodlands) would further protect and restore ecosystem services and green infrastructure, helping us mitigate and adapt to the effects of climate change.

In summary, the proposed changes would:

- ▶ Require upper- and single-tier municipalities to incorporate climate change policies in their official plans, consistent with the objectives of the province's Climate Change Strategy and greenhouse gas reduction targets.

- ▶ Encourage municipalities to develop greenhouse gas inventories, emission reduction strategies, and related targets and performance measures.
- ▶ Require municipalities to undertake more comprehensive stormwater management planning for their settlement areas and for major developments and to examine their infrastructure for weaknesses associated with climate change.
- ▶ Encourage the use of green infrastructure and require low-impact development techniques that include integrating green space in design strategies, landscaping with native plants, and using natural water systems to generate less runoff from developed land.
- ▶ Enhance policies to align with those in the Provincial Policy Statement regarding planning for resilient infrastructure.

Integrating Infrastructure

Matching infrastructure investments with long-term land use decisions makes the best use of our limited resources, reduces overall costs and can shorten construction time. It ensures that infrastructure is built where it is needed, when it is needed.

The Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan all have policies that promote a co-ordinated approach to infrastructure and land use planning. The population and employment forecasts of the Growth Plan are used by municipalities to develop their official plans. The official plans, in turn, inform the planning for transportation, water, wastewater, stormwater management and other infrastructure.

Integrating land use and infrastructure planning

Proposed changes would ensure a more integrated approach to land use and infrastructure planning.

All major planned and existing transportation corridors (e.g., highways and railroads), intermodal hubs (where goods are moved from one type of transport to another), and major ports are identified in an updated Schedule 6 of the Growth Plan ("Moving Goods"). All major planned and existing transit corridors are shown in an updated Schedule 5 ("Moving People").

To ensure efficient and quick movement of goods and a stronger manufacturing economy, municipalities would be required to use provincially established freight-supportive planning practices. New policies in the Growth Plan would also protect existing and planned infrastructure corridors from being impacted by conflicting adjacent land uses.



GO transit on the Milton rail corridor



Viva bus stop in York Region



Light rail transit construction, Region of Waterloo

Policies would also encourage the placement of linear infrastructure (e.g., roads, pipes, and electricity transmission wires) all together in the same areas or corridors, where appropriate.

Enhanced density and intensification requirements, particularly around major transit station areas, would ensure value for money and provide residents with transportation options. Requiring plans for managing stormwater before expanding settlement area boundaries or permitting major development would also help to better align land use with infrastructure planning. Encouraging public services to locate together in existing public buildings would help establish community hubs that integrate services while reducing the cost of constructing new facilities.

Making these changes will better link provincial initiatives including the review of Metrolinx's "The Big Move", the implementation of Regional Express Rail service across the region, and the ongoing development of the Greater Golden Horseshoe Multimodal Transportation Plan.

In summary, the proposed changes would:

- ▶ Direct planning authorities to take an integrated approach to land use and infrastructure planning.
- ▶ Include mapping of planned, conceptual, and existing transportation corridors, as well as major ports and intermodal hubs.
- ▶ Include mapping of the region's higher order transit network, including priority transit corridors.
- ▶ Clarify requirements in the Growth Plan to protect infrastructure corridors and support the movement of goods.
- ▶ Encourage the placement of linear infrastructure together in the same areas or corridors, where appropriate.

Improving Plan Implementation

The four plans were established at different times, for different areas, and with different but complementary visions. There are differences in the direction they provide, the terminology that they use, and how they interact with other planning documents.

The Growth Plan, Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan are implemented by local governments through the municipal planning process. Municipalities must amend their official plans to conform with these plans within specific, but differing timeframes. The province proposes to co-ordinate when these revised plans will come into effect. The deadline for municipalities to conform with the Growth Plan would be set to give municipalities, stakeholders and provincial ministries sufficient time to implement the range of changes proposed.

The Niagara Escarpment Plan is implemented by the Niagara Escarpment Commission through the approval of development permits in the plan area. To better harmonize and

align with the rest of the planning framework in the region, including the Provincial Policy Statement, the Niagara Escarpment Plan's policies would be updated and streamlined.

Generally, any decisions made on land use planning matters on or after the effective dates of revised plans would be subject to the revised policies. Decisions made before the effective date would have to conform with the existing plans.

Many of the proposed changes aim to make the policies in the four plans consistent and fully integrated with each other and the Provincial Policy Statement.

To support the implementation of all of the proposed changes to the four plans, guidance materials will be produced for the following areas:

- ▶ Standard methodology for land needs assessment.
- ▶ Identification of an agricultural system and related guidance.
- ▶ Mapping of a natural heritage system outside of the Greenbelt Area.



Mount Pleasant Village development in Brampton



Cycling in Part Credit, Mississauga



Retail and transportation options in Roncesvalles, Toronto



Public square in Brampton

- ▶ Watershed planning and stormwater management.
- ▶ Developing greenhouse gas inventories, targets and emission reduction strategies.

In summary, the proposed changes would:

- ▶ Align with other provincial initiatives which complement the land use planning framework in the region (e.g., the Lake Simcoe Protection Plan, Ontario's Great Lakes Strategy and source water protection plans).
- ▶ Clarify in the Growth Plan how municipalities allocate and plan to accommodate their forecasted growth to ensure opportunities for intensification, support for transit and the development of complete communities are maximized.
- ▶ Require in the Growth Plan that only those upper- and single-tier municipalities in the outer ring of the Greater Golden Horseshoe without urban growth centres would be eligible for alternative targets for intensification and greenfield density. Municipalities would have to revisit their existing targets. Revised policies would also require that any alternative target for a municipality be publicly requested by its council.
- ▶ Require upper- and single-tier municipalities to measure and report on implementation.
- ▶ Update and streamline the Niagara Escarpment Plan's policies and land use designations and align them with those found in the other plans and the Provincial Policy Statement.

Measuring Performance, Promoting Awareness and Increasing Engagement

We received suggestions from experts, stakeholders, municipalities, conservation authorities, First Nations and Métis communities, the public, and the advisory panel about the steps we need to take beyond the policies contained in the four plans. Measuring the four plans' performance and promoting public awareness and engagement were mentioned as top priorities.

Reliable data and information will be essential to implementing the plans' objectives and determining if the desired changes are taking effect.

To meet this goal, the province will work with stakeholders, municipalities, conservation authorities, First Nations and Métis communities, experts and the general public to monitor the implementation and progress of the plans. In addition, upper- and single-tier municipalities would have to report on plan implementation regularly. The province would also now have the authority to obtain data directly from municipalities on implementation.

To ensure the success of the four plans, the province and the Niagara Escarpment Commission will, over the longer-term, build on their existing education and outreach programs to explain the intent of the plans, report on their progress, and promote their benefits.



Co-ordinated Review regional Town Hall meeting in Ajax

Seeking Feedback

The Ontario government is seeking feedback on the proposed changes to the plans.

Provide your feedback

We want to hear your comments and feedback on the proposed changes to the plans.

Please visit

www.ontario.ca/landuseplanningreview to:

- ▶ Submit or upload your feedback and comments using the online e-form by September 30, 2016.
- ▶ Learn more about attending a Public Open House in your area.

Other ways to provide feedback

You also have the option to submit comments using one of the other methods listed below.

Environmental Bill of Rights Registry at www.ontario.ca/ebr

1. Proposed Growth Plan for the Greater Golden Horseshoe, 2016. Notice #012-7194
2. Proposed Greenbelt Plan (2016). Notice #012-7195
3. Proposed Oak Ridges Moraine Conservation Plan (2016). Notice #012-7197
4. Proposed Niagara Escarpment Plan (2016). Notice #012-7228
5. Proposed Amendment to the Greenbelt Area Boundary Regulation. Notice #012-7198



Walking on the Martin Goodman Trail in Toronto

All comments received on proposed changes to the Niagara Escarpment Plan will also be shared with the Niagara Escarpment Commission. Comments can also be submitted directly to the Niagara Escarpment Commission at www.escarpment.org/planreview.

Regulatory Registry at
www.ontariocanada.com/registry

1. Proposed Amendment to the Greenbelt Area Boundary Regulation. Notice #16-MAH017
2. Proposed Oak Ridges Moraine Conservation Plan (2016). Notice #16-MAH016

Comments may also be mailed to:

Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th floor)
Toronto, ON M5G 2E5

The deadline for providing feedback is September 30, 2016.

Notice Regarding Collection of Information

Any collection of personal information for the Co-ordinated Land Use Planning Review is in accordance with subsection 39(2) of the Freedom of Information and Protection of Privacy Act. It is collected under the authority of the legislation establishing the four plans for the purpose of obtaining input on revisions to the plans.

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
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 be used only 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.

Ministry of Municipal Affairs and Housing

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ISBN 978-1-4606-7531-1 (Print)

ISBN 978-1-4606-7533-5 (PDF)

ISBN 978-1-4606-7532-8 (HTML)

3K/05/2016

Disponible en français

This document is available in alternative format at ontario.ca/landuseplanningreview

1 Introduction

1.1 The Greater Golden Horseshoe

Proposed changes/additions to the context for Section 1 of the Growth Plan, if approved, would include:

- Updated profile of the regional economy and its global prominence;
- Increased focus on natural assets and the importance of protection for future generations;
- Recognition of the long history of human settlement in the area;
- Key challenges on the horizon for the fast-growing region (some of which have recently emerged or gained prominence over the past 10 years); and
- Acknowledgement of the importance of consulting with First Nations and Métis communities and the requirement to implement the Plan in a manner consistent with the recognition and affirmation of existing Aboriginal and treaty rights.

1.2 The Growth Plan for the Greater Golden Horseshoe

Section 1 is proposed to be restructured to clearly set out the evolution from Growth Plan, 2006 to the Proposed Growth Plan, 2016, if approved. While the original Vision Statement by the Central Ontario Smart Growth Panel (Shape the Future, April 2003) would see minimal changes, the Guiding Principles would be expanded to include additional detail to reflect the proposed changes to the Growth Plan. The section on “How to Read this Plan” would be updated to align with Part III of the Provincial Policy Statement, 2014 (PPS) to help clarify the policy hierarchies in the provincial land use planning framework.

2 Where and How to Grow

2.1 Context

Proposed changes/additions to the context for Section 2, if approved, would include:

- References to the Ontario Climate Change Strategy, 2015, and long-term greenhouse gas emissions reduction targets to 2030 and 2050;
- Connecting how planning for “complete communities” helps Ontario move toward “net-zero communities” (a proposed new defined term); and
- Introduction of a proposed new defined term “strategic growth areas”, which would replace the term “intensification areas”.

2.2 Policies for Where and How to Grow

In some cases, the changes that are proposed for Section 2 of the Growth Plan, if approved, involve reorganizing and revising existing policy directions (e.g., policies for managing growth). In other cases, new concepts are proposed to be added (e.g., methodology for land needs assessment).

Proposed changes/additions to this section of the Growth Plan would include:

- New policy, built on existing policy direction, that would provide more detail about how the application of the policies in this Plan would support the achievement of “complete communities”;
- Additional direction and criteria for developing an integrated approach to planning and managing growth, which would be implemented through a “municipal comprehensive review”;
- New policy that requires the Minister to develop a standard methodology for assessing land needs and requiring the use of this methodology by municipalities;
- The minimum intensification target would be increased from 40 per cent to 60 per cent, and revisions would be made to the requirements and eligibility for an alternative target;
- New policies would establish specific minimum density targets for “major transit station areas”, as delineated by municipalities, which would be scaled to reflect type of transit (e.g., subways, light rail);
- New policies would support prioritizing planning and zoning for “priority transit corridors”, which would be identified in Schedule 5 (or by the province);
- New policies would require municipalities to identify and designate suitable lands near “major goods movement facilities and corridors” as “prime employment areas”, which would be protected over the long-term for uses that are land extensive and/or have low employment densities and require such locations. Certain uses would be strictly prohibited in “prime employment areas” and these areas would not be eligible for conversion to non-employment uses;
- Municipalities would also be required to designate other “employment areas” where a wider range of employment uses would be permitted;
- New policy would direct that existing “office parks” would be planned to improve transit connectivity (including appropriate use of “transportation demand management” strategies), provide for an appropriate mix of amenities, and encourage intensification of employment uses;
- The minimum density target for “designated greenfield areas” would be increased from 50 to 80 residents and jobs per hectare, and revisions would be made to the requirements and eligibility for an alternative target. Additional features would be

excluded when measuring this target, including floodplains, rights-of-way for certain types of linear “infrastructure” as well as “prime employment areas”;

- Where the need for a “settlement area” boundary expansion is demonstrated (based on the proposed standard methodology for land needs assessment), there would be additional new criteria for assessing feasibility of an expansion and determining the most appropriate location, including:
 - The financial viability over the life cycle of the “infrastructure” and “public service facilities” that would be needed to service growth;
 - Completion of master plans for water and wastewater, informed by “watershed planning”, to protect water quality and quantity and to service growth and development in a manner that would not exceed the assimilative capacity of the receiving water body;
 - Completion of “stormwater master plans” informed by “watershed planning” to address flood risk vulnerability;
 - Direction to avoid where possible “natural heritage systems”, key hydrologic areas” and “prime agricultural areas” and to minimize impact on the “agricultural system”; and
 - Additional specific tests for “settlement areas” within the Protected Countryside in the “Greenbelt Area”;
- New direction to municipalities in the “outer ring” to identify and manage any “excess lands” that will not be required for growth to 2041; these municipalities would be given some flexibility to potentially expand the boundaries of “settlement areas” that are the primary focus for growth, provided all requirements for managing “excess lands” are satisfied and the total amount of lands designated for development would be reduced; and
- New policies would recognize existing employment areas on “rural lands” and clarify the parameters for planning for resource-based recreational uses.

3 Infrastructure to Support Growth

3.1 Context

Proposed changes/additions to the context for Section 3, if approved, would include:

- New details on stormwater management to emphasize the connections between preparing for extreme weather events and adapting to a changing climate; and
- Updated references to Building Together, the Infrastructure for Jobs and Prosperity Act, 2015, the Ontario Great Lakes Strategy and the Great Lakes Protection Act, 2015.

3.2 Policies for Infrastructure to Support Growth

For the most part, it is proposed that the existing policy directions for Infrastructure to Support Growth would be retained and, in some cases, updated and clarified.

Proposed changes/additions to this section of the Growth Plan would include:

- More direction on integrated planning for “infrastructure” and requirements for financial, environmental and “infrastructure” planning analysis;
- New policy would specifically link “infrastructure” investments to facilitate higher-density development in “strategic growth areas”;
- Goods movement policies would be updated to align with the PPS, 2014 and Ontario’s Freight-Supportive Guidelines (2016). The concept of “freight-supportive” land use planning would also be integrated throughout the Growth Plan (e.g., planning for “prime employment areas”);
- New subsection on “infrastructure” corridors would encourage the co-location of linear “infrastructure” and would ensure that “planned corridors” would be protected in accordance with the PPS, 2014;
- Planning for “infrastructure” corridors would be required to avoid, minimize or mitigate impacts on the “agricultural system”, “key natural heritage features”, “key hydrologic features” and “key hydrologic areas”;
- New policy (adapted from existing policy in the Greenbelt Plan) would prevent the extension of water and wastewater services from areas that are currently serviced by an inland source to the Great Lakes, except for reasons of public health or safety. This would not apply to municipalities that have “urban growth centres”, and in these cases extension for the Great Lakes would be permitted only if there is a demonstrated need for the extension of services and there is an approved environmental assessment for the project;
- Existing criteria for the expansion of water and wastewater services would be supplemented by requiring a water and wastewater master plan, or equivalent, to demonstrate no negative impact on water quality and quantity, financial viability, and assimilative capacity;
- New policy would require municipalities to create “stormwater master plans” for serviced “settlement areas” informed by “watershed planning”;
- New policy would require large-scale development to be supported by a “stormwater management plan” or equivalent informed by a “subwatershed plan” or equivalent;
- New requirements for “low impact development” and “green infrastructure” would be incorporated throughout the Growth Plan to help address climate change; and
- The defined term “community infrastructure” would be changed to “public service facilities” to align with the PPS, 2014 and more direction would be provided for locating

“public service facilities”, including community hubs, in locations that are accessible by “active transportation” and transit.

4 Protecting What is Valuable

4.1 Context

Proposed changes/ additions to the context for Section 4, if approved, would include:

- New components in this section refer to the identification and protection of “water resource systems”, “natural heritage systems” and the “agricultural system” and their importance with regard to climate change;
- Recognition of the importance of “cultural heritage resources” and “mineral aggregate resources”;
- Setting our context of natural areas as carbon sinks to sequester carbon and that the province will develop guidance materials to support municipalities in developing inventories and strategies to reduce greenhouse gas emissions in support of provincial emissions reduction targets and the move towards “net-zero communities”.

4.2 Policies for Protecting What is Valuable

Significant changes to Section 4 are proposed to provide policies for the identification and protection of “natural heritage systems”, “water resource systems” and an “agricultural system” that are generally aligned with the protections in the Greenbelt Plan.

Proposed changes/additions to this Section of the Growth Plan would include:

- New policy would require municipalities to identify and protect a “water resource system”, including both “key hydrologic features” and “key hydrologic areas”; municipalities would undertake “watershed planning” as a basis for identifying and protecting the “water resource system”;
- New policy would require municipalities to incorporate a “natural heritage system” as mapped by the province in their official plans including “key natural heritage features” and their connectivity and diversity, and to apply appropriate policies;
- New policies to incorporate Greenbelt-level protections for “natural heritage systems”, “key natural heritage features”, “key hydrologic features” and “key hydrologic areas” outside “settlement areas”, while allowing some flexibility in order to accommodate growth;
- New policies for “mineral aggregate operations” within the “natural heritage system” would be similar to those for the Protected Countryside in the current Greenbelt Plan;
- Within “settlement areas”, the PPS, 2014 would apply for the protection of the “natural heritage system” and the “water resource system”, with the added requirement that the

diversity and connectivity of the “natural heritage system” would continue to be protected;

- New policy would require the province to identify an “agricultural system” for the GGH, which would be comprised of “prime agricultural areas”, “specialty crop areas”, “rural lands” and an “agricultural support network”;
- Municipalities would be required to minimize impacts on the “agricultural system” and implement strategies to sustain and enhance the “agricultural system” and the long-term economic prosperity and viability of the agri-food sector; and
- New policies would require municipalities to develop official plan policies to address climate change and encourage them to prepare climate change strategies and greenhouse gas inventories.

5 Implementation and Interpretation

5.1 Context

Proposed changes/additions to the context for Section 5, if approved, would include:

- Overview of mechanisms that would help to implement the Growth Plan, 2016, if approved;
- Expectations for the role of upper- and single-tier municipalities in implementing the Growth Plan through “municipal comprehensive review”, the definition of which would be updated to clarify that it must be implemented under section 26 of the Planning Act and is to be undertaken by the upper- or single-tier municipality; and
- Clarification that the province would ensure ongoing consultation with its partners in the implementation of the Growth Plan, 2016, if approved, including First Nations and Métis communities.

5.2 Policies for Implementation and Interpretation

For the most part, the existing policy directions for Implementation and Interpretation would be retained and the policies in Section 5 would be updated and clarified to provide additional direction for policy implementation and interpretation. Other technical policies that are currently located in other parts of the Growth Plan are proposed to be moved to this more technical section.

Proposed changes/additions to this Section of the Growth Plan would include:

- Sub-area assessments would be changed to outline the priorities for supplementary direction to implement the Proposed Growth Plan:

- Clarification that intensification and density targets would not require or enable growth beyond what is permitted under the PPS for special policy areas and other “hazardous lands”;
- New policy would require revisiting existing alternative targets at the time of the next “municipal comprehensive review”. Future requests for alternative targets would need to be council-endorsed and approved by the province, otherwise the minimum targets set out in the Growth Plan, 2016, would apply; and
- New policies would support the establishment of a comprehensive monitoring program for the Greater Golden Horseshoe by allowing the province to require municipalities to provide data for the purposes of monitoring implementation of the Growth Plan.
- New policy would require that all schedules be reviewed and updated every five years.

6 Simcoe Sub-area

6.1 Context

Proposed changes to the context for Section 6, if approved, would provide clarity that the policy changes to the remainder of the Growth Plan would apply in the “Simcoe Sub-area” in addition to the policies in Section 6.

Most of the policies in Section 6, which apply to the “Simcoe Sub-area” exclusively, would be retained. However, some changes are being proposed to clarify how the policies in this section would be implemented and to ensure alignment with the changes that are being proposed for the other Sections of the Proposed Growth Plan. This includes a sunset date for policy 6.3.2.1 (January 19, 2022) that is 10 years from the date that the policy first took effect (through Amendment 1 to the Growth Plan).

7 Definitions

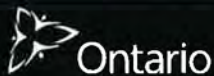
Proposed changes to this section would support the proposed changes to other parts of the Plan through the addition of new defined terms. Many of the new defined terms that are proposed to be added (e.g., “freight-supportive”) would be replicated from the PPS, 2014 and, where possible, would align with the terms that would be used in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Some of the Growth Plan’s defined terms, including “complete communities” and “municipal comprehensive review” would be revised. Other defined terms (e.g., “transit-supportive”) would be updated to harmonize with the PPS, 2014.

8 Schedules

Minimal changes are proposed for the schedules to the Growth Plan. Schedule 3 would be updated to remove the “2031 A” forecasts. Schedule 4 would be updated to reflect local changes in the names for three “Urban Growth Centres”. Schedules 5 and 6 would be updated to reflect current provincial commitments to transit and goods movement infrastructure.

9 Appendices

No changes are proposed to Appendix 1, Context Map: Location of the Greater Golden Horseshoe within Ontario. Minimal changes are proposed to Appendix 2, Illustration Diagrams: Growth Plan Land - use Terminology to reflect new or revised terminology.

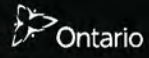


PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016

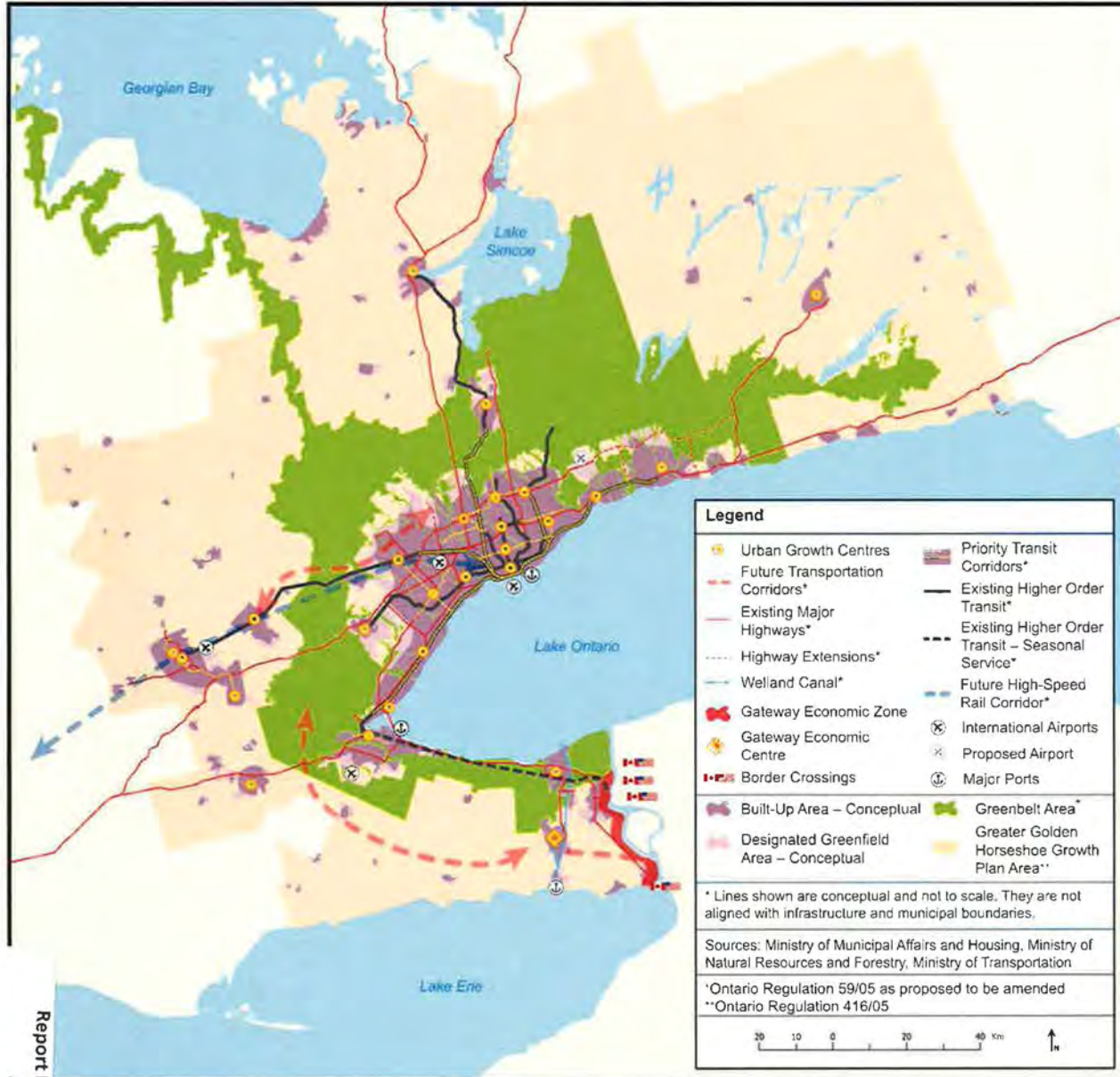
**SCHEDULE 1
Greater Golden Horseshoe Growth Plan Area**

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2016 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.



PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016



**SCHEDULE 2
Places to Grow Concept**

Legend	
Urban Growth Centres	Future Transportation Corridors*
Existing Major Highways*	Existing Higher Order Transit*
Highway Extensions*	Existing Higher Order Transit - Seasonal Service*
Welland Canal*	Future High-Speed Rail Corridor*
Gateway Economic Zone	International Airports
Gateway Economic Centre	Proposed Airport
Border Crossings	Major Ports
Built-Up Area – Conceptual	Greenbelt Area*
Designated Greenfield Area – Conceptual	Greater Golden Horseshoe Growth Plan Area**

* Lines shown are conceptual and not to scale. They are not aligned with infrastructure and municipal boundaries.

Sources: Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry, Ministry of Transportation

*Ontario Regulation 59/05 as proposed to be amended
**Ontario Regulation 416/05

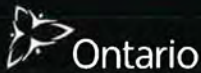
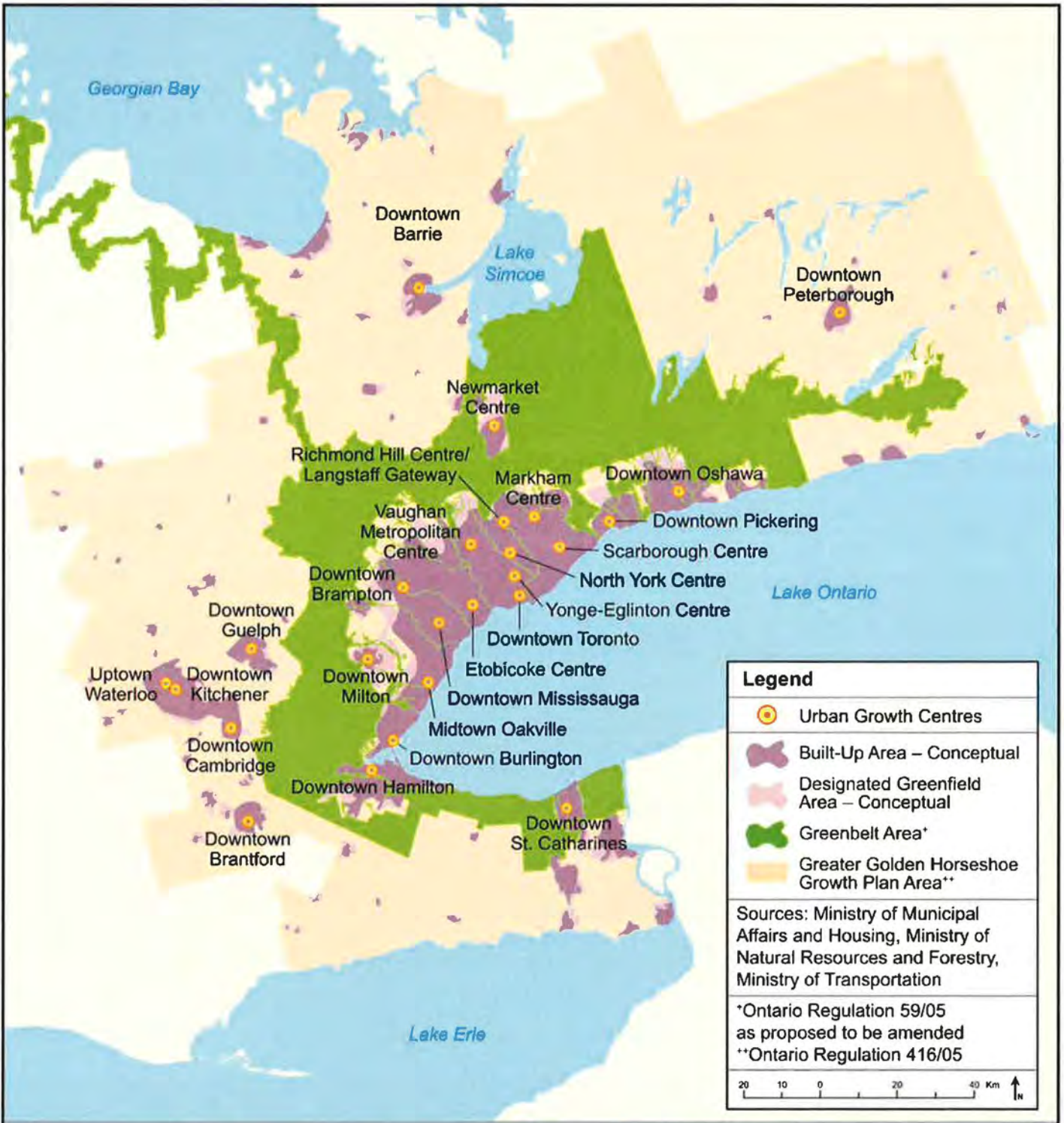
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Distribution of Population and Employment for the Greater Golden Horseshoe to 2041 (figures in 000s)						
	POPULATION			EMPLOYMENT		
	2031	2036	2041	2031	2036	2041
Region of Durham	970	1,080	1,190	360	390	430
Region of York	1,590	1,700	1,790	790	840	900
City of Toronto	3,190	3,300	3,400	1,660	1,680	1,720
Region of Peel	1,770	1,870	1,970	880	920	970
Region of Halton	820	910	1,000	390	430	470
City of Hamilton	680	730	780	310	330	350
GTAH TOTAL*	9,010	9,590	10,130	4,380	4,580	4,820
County of Northumberland	100	105	110	36	37	39
County of Peterborough	70	73	76	20	21	24
City of Peterborough	103	109	115	52	54	58
City of Kawartha Lakes	100	101	107	29	30	32
County of Simcoe		456	497		141	152
City of Barrie	See Schedule 7	231	253	See Schedule 7	114	129
City of Orillia		44	46		22	23
County of Dufferin	80	81	85	29	31	32
County of Wellington	122	132	140	54	57	61
City of Guelph	177	184	191	94	97	101
Region of Waterloo	742	789	835	366	383	404
County of Brant	49	53	57	22	24	26
City of Brantford	139	152	163	67	72	79
County of Haldimand	57	60	64	22	24	25
Region of Niagara	543	577	610	235	248	265
OUTER RING TOTAL*	2,940	3,150	3,350	1,280	1,360	1,450
TOTAL GGH*	11,950	12,740	13,480	5,650	5,930	6,270

Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.
* Total may not add up due to rounding.



SCHEDULE 3 Distribution of Population and Employment for the Greater Golden Horseshoe to 2041

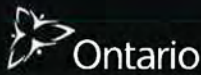
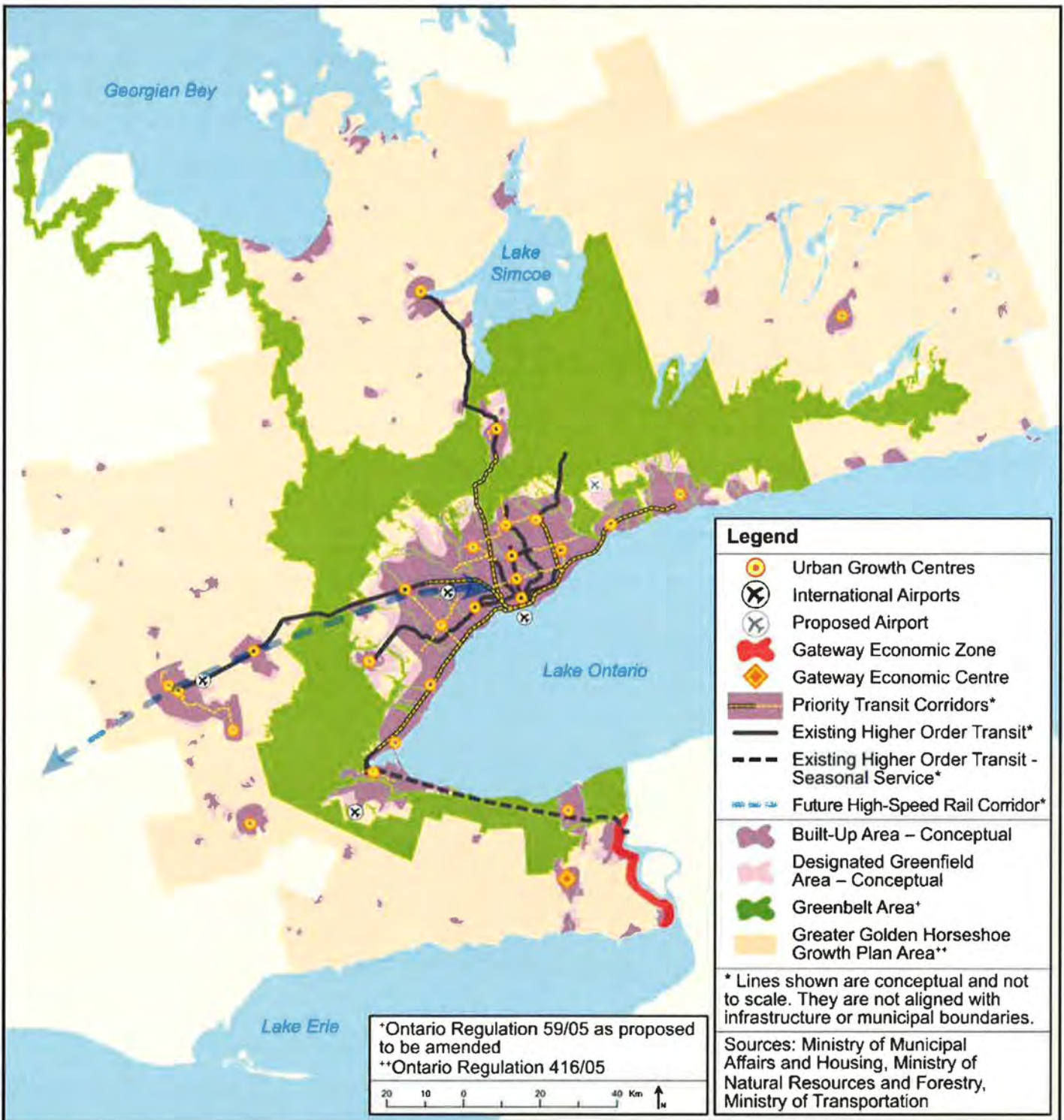


PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016

**SCHEDULE 4
Urban Growth Centres**

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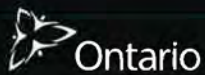
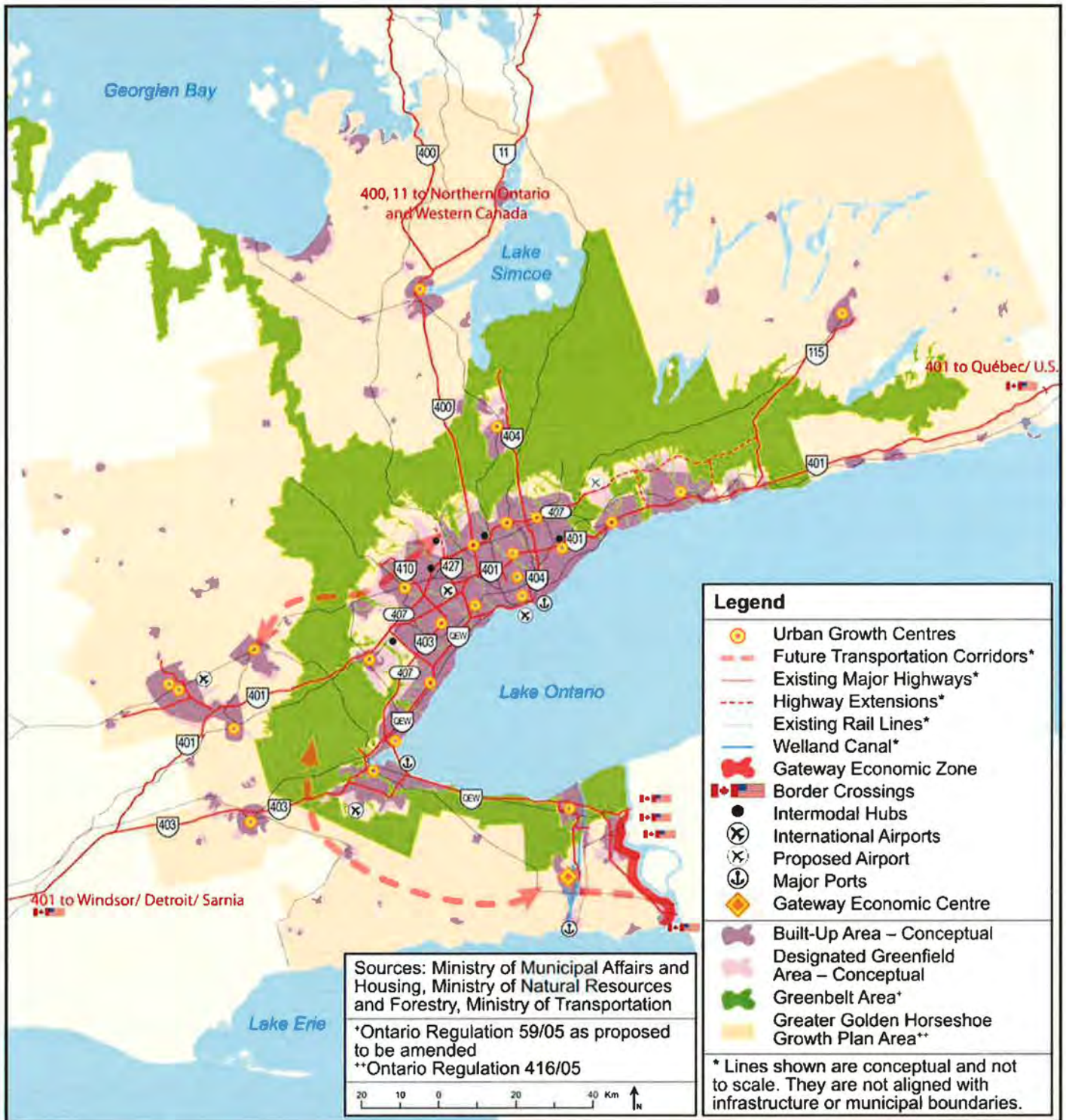


PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016

**SCHEDULE 5
 Moving People – Transit**

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PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016

**SCHEDULE 6
Moving Goods**

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2016 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

**Distribution of Population and Employment
for the City of Barrie, City of Orillia and County of Simcoe to 2031**

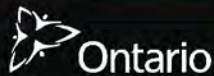
	POPULATION	EMPLOYMENT
City of Barrie	210,000	101,000
City of Orillia	41,000	21,000
Township of Adjala-Tosorontio	13,000	1,800
Town of Bradford West Gwillimbury	50,500	18,000
Township of Clearview	19,700	5,100
Town of Collingwood	33,400	13,500
Township of Essa	21,500	9,000
Town of Innisfil	56,000	13,100
Town of Midland	22,500	13,800
Town of New Tecumseth	56,000	26,500
Township of Oro-Medonte	27,000	6,000
Town of Penetanguishene	11,000	6,000
Township of Ramara	13,000	2,200
Township of Severn	17,000	4,400
Township of Springwater	24,000	5,600
Township of Tay	11,400	1,800
Township of Tiny	12,500	1,700
Town of Wasaga Beach	27,500	3,500
TOTAL SIMCOE SUB-AREA	667,000	254,000



PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE
GREATER GOLDEN HORSESHOE, 2016

**SCHEDULE 7
Distribution of Population and Employment
for the City of Barrie, City of Orillia
and County of Simcoe to 2031**

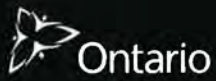


PLACES TO GROW

PROPOSED GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016

**SCHEDULE 8
Simcoe Sub-area**

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2016 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.



PLACES TO GROW
PROPOSED GROWTH PLAN FOR THE
 GREATER GOLDEN HORSESHOE, 2016

APPENDIX 1
Context Map: Location of the
Greater Golden Horseshoe within Ontario

The information displayed in the map above is not to scale. This appendix is included for information only and should not be read as a part of the Growth Plan for the Greater Golden Horseshoe.



Greenbelt Area
(Ontario Regulation 59/05)

Prime Agricultural Areas and Rural Lands

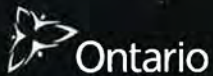
Excess Lands

Designated Greenfield Area

Built-up Area

Settlement Areas

Strategic Growth Areas



PLACES TO GROW

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2006

APPENDIX 2

Illustration Diagram:
Growth Plan Land-use Terminology

The information displayed in the map above is not to scale. This appendix is included for information only and should not be read as a part of the Growth Plan for the Greater Golden Horseshoe.

The Proposed Greenbelt Plan, 2016

Six Sections consisting of policies, descriptions and contextual commentary as well as definitions, schedules and appendices:

- **Section 1:** Introduction
- **Section 2:** Greenbelt Plan
- **Section 3:** Geographic Specific Policies in the Protected Countryside
- **Section 4:** General Policies in the Protected Countryside
- **Section 5:** Implementation
- **Section 6:** Urban River Valley Policies
- **Definitions**
- **Schedules and Appendices**

1 Introduction

1.1 Context

It is proposed that the Introduction section of the Greenbelt Plan would be revised and restructured. In most cases changes would include minor updates (e.g., clarifying how the Greenbelt works with other government initiatives, removing outdated references, etc.)

Proposed changes/additions to Section 1.1, if approved would include:

- An increased focus on the significant natural assets located in the region that benefit public health and overall quality of life;
- Recognition of the unique soil, moderate climate and abundant water resources of the region that support some of Canada’s most productive farmland;
- Recognition of the interests of First Nations and Métis communities in land use planning;
- References to the Ontario Climate Change Strategy, 2015, and long-term greenhouse gas and emissions reduction targets;
- More direction on how the Greenbelt Plan works with the Growth Plan for the Greater Golden Horseshoe;
- A new purpose for the Greenbelt Plan “settlement areas” to support the achievement of “complete communities” that have a long-term goal of becoming “net-zero” or low carbon communities; and
- An acknowledgment that the Greenbelt may be expanded in the future to include additional significant ecological and hydrological areas.

1.2 Vision and Goals

Proposed changes to the existing Vision and Goals section of the Plan would include a number of updates and clarifications. In other cases, new concepts are proposed (e.g., building resilience to and mitigating climate change, “complete communities”, community hubs).

Proposed changes/additions to Section 1.2, if approved would include:

- A new central vision of the Plan to encourage building resilience to and mitigating climate change;
- Recognition that the vision of the Plan requires effective collaboration with many partners including First Nations and Métis communities;
- Updated agricultural viability and protection goals, including a goal related to the protection and enhancement of the “Agricultural System”;

- A modified environmental protection goal that would require consideration of natural heritage and water resources when contemplating watershed / subwatershed and stormwater management planning and water and wastewater servicing;
- A revised culture, recreation and tourism goal promoting the conservation of “cultural heritage resources” to support the social, economic and cultural well-being of all communities;
- New goals for “settlement areas” that would encourage the development of “complete communities” that have a long-term goal of becoming “net-zero communities” and encourage the development of community hubs;
- A revised infrastructure and natural resources goal that would promote the integration of land use planning with “infrastructure” development;
- A proposed new section related to climate change goals, which would promote integrating climate change considerations into planning and growth management; and
- Revisions to the urban river valley goals to include coastal “wetlands” as features to be protected along urban river valleys and the promotion of “cultural heritage resources” conservation.

1.4 How to Read this Plan

The existing section that provides direction on how to read the plan would be retained, with some minor updates.

Proposed changes/additions to Section 1.4, if approved, would include:

- More direction on how the policies should be applied and how the Plan works with provincial plans, other legislation and policies (e.g., the Growth Plan for the Greater Golden Horseshoe, the Great Lakes Protection Act. 2015, etc.);
- Updated to terminology to reflect new concepts (e.g., the “Agricultural Support Network”, “key hydrologic areas”, etc.); and
- The requirement to apply the policies of the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe to “settlement area” expansions in the Greenbelt.

2 Greenbelt Plan

2.1 Lands within the Oak Ridges Moraine Area

A proposed change to Section 2.1, if approved, would entail a technical adjustment to harmonize the boundary of the Protected Countryside with the Oak Ridges Moraine Area boundary.

3 Geographic Specific Policies in the Protected Countryside

There are three types of Geographic Specific Policies that apply to specific lands within the Protected Countryside: Agricultural System, Natural System and Settlement Areas. In addition there are General Policies, and Parkland, Open Space and Trails policies that apply to the Countryside, however, the Parkland, Open Space and Trails policies apply across the Greenbelt.

3.1 Agricultural System

A number of changes to Section 3.1 are proposed to encourage opportunities for economic activities on agricultural lands to support viable rural economies, in closer alignment with several PPS, 2014 policies.

Proposed changes / additions to Section 3.1, if approved, would include:

- An update to redefine the “Agricultural System” as containing an “Agricultural Support Network” (“infrastructure”, services and assets that support the viability of the agri-food sector) in addition to the land base;
- Revised direction requiring upper or single-tier municipalities to refine their official plan mapping to bring “prime agricultural areas”, “specialty crop areas”, and “rural lands” into conformity with provincial mapping, through a municipal comprehensive review under the Growth Plan, where there are inconsistencies at municipal boundaries or discrepancies between provincial and municipal mapping that are significant;
- The introduction of newly defined terms (e.g., “on-farm diversified uses”, “Agricultural Support Network”);
- The permission for additional uses on farms such as “on-farm diversified uses” (e.g., agri-tourism) and flexibility for larger “agriculture-related uses” (e.g., grain dryers) to service the broader farming community;
- A new policy requiring “agriculture-related uses” and “on-farm diversified uses” proposed within “specialty crop areas” and “prime agricultural areas” to be compatible with and not hinder surrounding agricultural operations. In rural lands, this would be

encouraged. In all circumstances, criteria for these uses would be based on provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas;

- A new policy requiring "agricultural impact assessments" where non-agricultural uses are proposed in "specialty crop areas" and "prime agricultural areas" to determine how adverse impacts on the "Agricultural System" are avoided, or if avoidance is not possible, minimized and mitigated. In rural lands, this would be encouraged. "Agricultural impact assessments" would be required in additional circumstances (e.g., "settlement area" boundary expansions proposed into "prime agricultural areas");
- New policies requiring land use compatibility where "agricultural uses" and non-agricultural uses interface, to avoid, or if avoidance is not possible, minimize and mitigate adverse impacts on the "Agricultural System";
- A new policy requiring continuity of the agricultural land base and the functional and economic connections of the "Agricultural Support Network" to be maintained and enhanced;
- A new policy encouraging community hubs in rural settings; and
- A new section of polices encouraging municipalities to implement strategies and approaches to sustain and enhance the "Agricultural Support Network" (e.g., providing opportunities to support local food / near-urban agriculture, preparing regional agri-food strategies or establishing and/or consulting with agricultural advisory committees or liaison officers, etc.).

3.2 Natural System

In some cases, the changes that are proposed for Section 3.2 of the Greenbelt Plan involve reorganizing and revising existing policy directions (e.g., requiring, instead of encouraging, "watershed planning" to inform decisions on growth) and in other cases, new concepts are proposed to be added (e.g., natural heritage and hydrologic evaluation exemptions for uses related to agriculture).

Proposed changes/additions to Section 3.2, if approved, would include:

- New wording highlighting the natural heritage system connections beyond the Greenbelt, in the "Greater Golden Horseshoe" that speaks to the broader natural heritage system connections that would be identified in the Growth Plan Area;
- Revised policies that would permit additional uses on farms such as "on-farms diversified uses" and flexibility for larger "agriculture-related uses" in the Natural Heritage System;
- Revised policy requiring "watershed planning", instead of encouraging it, to inform decisions on growth, "development", "settlement area" boundary expansions and planning for water, wastewater and stormwater "infrastructure";

- Revised policy requiring the development of “watershed plans” and watershed management approaches, instead of encouraging it, to be integrated with “watershed planning” and management in the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Growth Plan for the Greater Golden Horseshoe;
- New policy requiring municipalities to consider the Great Lakes Strategy, the targets and goals of the Great Lakes Protection Act, 2015, and applicable Great Lakes agreements as part of “watershed planning”, coastal, or waterfront planning initiatives;
- A new policy requiring “subwatershed plans”, or equivalent, before the approval of “settlement area” boundary expansions, secondary plans and resort development to guide planning and “development” decisions;
- New policies requiring municipalities to identify and protect “key hydrologic areas” (“significant groundwater recharge areas”, “highly vulnerable aquifers”, and “significant surface water contribution areas”) and to undertake “watershed planning” as a basis for identifying and protecting these areas;
- New policies requiring a number of criteria to be met where “major development” is proposed within a “key hydrologic area” in order to protect, improve or restore the “hydrologic functions” of these areas. “Major development” would need to be consistent with the criteria set out in the relevant watershed or “subwatershed Plan”;
- Bringing policies on the “habitat of endangered species and threatened species” into closer alignment with the PPS, 2014 and the Endangered Species Act, 2007 (e.g., natural heritage evaluation may not be required);
- New policy exempting buildings and structures for “agricultural uses”, “agriculture-related uses” and “on-farm diversified uses”, from the requirement to undertake a natural heritage or hydrologic evaluation (subject to criteria), while still ensuring ecological impacts are minimized;
- New policy that would permit new buildings or structures for “agricultural uses”, “agriculture-related uses” and “on-farm diversified uses”, within 30 metres of certain streams in the Niagara Tender Fruit and Grape Area without a hydrologic evaluation, subject to criteria;
- A new policy that would add many of the major watercourses between the Greenbelt and Lake Ontario (the external connections shown on Schedules 1, 2 and 4) and several coastal “wetlands” into the Greenbelt Plan as Urban River Valley areas (these areas would be subject to the policies of Section 6.0 of the Plan; and
- Recognition of the importance of the Rouge Urban National Park Management Plan meeting or exceeding the policy requirements of the Greenbelt Plan.

3.3 Parkland, Open Space and Trails

Proposed changes/ additions to the context for Section 3.3, if approved, would include:

- Recognition that parks, open spaces and trails are important components of “complete communities”, which also help to address the causes and impacts of climate change; and
- Encouraging measures that prevent trespass on farm properties from nearby parkland, open spaces and trails.

3.4 Settlement Areas

Changes to Section 3.4 of the Greenbelt Plan would include minor updates (e.g., the removal of the Hamlet boundary minor rounding out policy) and several new additions (e.g., consideration for modest expansions of “settlement areas” to be considered as part of a municipal comprehensive review under the Growth Plan). To reduce duplication between the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, it is proposed that in this section, the Greenbelt Plan would defer to the Growth Plan for policies on climate change and “settlement area” boundary expansions.

Proposed changes/ additions to Section 3.4, if approved, would include:

- New goals for “settlement areas” that would encourage the development of community hubs and the development of “complete communities” that have a long-term goal of becoming “net-zero communities”;
- New policies directing municipalities to facilitate the development of community hubs;
- A new policy that defers to the Growth Plan for the Greater Golden Horseshoe for policy direction that would require municipalities to integrate climate change considerations into planning and managing growth in “settlement areas”;
- New policies encouraging the development of soil re-use strategies and the use of best practices for the management of excess soil and fill;
- Revised policy specifying that the “Agricultural Support Network” policies, parkland, open space and trail policies and the policies of the Growth Plan for the Greater Golden Horseshoe apply in Towns/Villages and Hamlets;
- A revised policy allowing an upper or single-tier municipality to consider modest expansions of “settlement area” boundaries as part of a municipal comprehensive review under the Growth Plan;
- A new policy that defers to the Growth Plan for the Greater Golden Horseshoe for policy direction pertaining to modest expansions of “settlement area” boundaries; and

- Removal of the policy that allowed minor rounding out of Hamlet boundaries at the time of municipal conformity.

4 General Policies for the Protected Countryside

4.1 Non-Agricultural Uses

Proposed changes to Section 4.1 would support increased protections for agricultural operations. Other changes would reduce duplication between the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe by deferring to the Growth Plan for policies pertaining to shoreline development.

Proposed changes/additions to Section 4.1, if approved, would include:

- A new policy encouraging the completion of an “ agricultural impact assessment” where non-agricultural uses are proposed in “rural lands” to determine how adverse impacts on the “Agricultural System” are avoided, or if avoidance is not possible, minimized and mitigated; and
- A new policy that defers to the Growth Plan for the Greater Golden Horseshoe for policy direction pertaining to shoreline development.

4.2 Infrastructure

The changes proposed for Section 4.2 of the Greenbelt Plan would involve the addition of a number of new concepts (e.g., “low impact development” and “green infrastructure”) and new policy direction (e.g., the requirement for an “agricultural impact assessment” where “infrastructure” is proposed to cross “specialty crop areas” and “prime agricultural areas”). To reduce duplication between the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, it is proposed that, in this section, the Greenbelt Plan would defer to the Growth Plan for policies pertaining to the requirement to complete water and wastewater, and stormwater master plans.

Proposed changes/additions to Section 4.2, if approved, would include:

- New direction that planning for growth would need to be undertaken in an integrated and co-coordinated manner with land use and master planning while ensuring that “infrastructure” is financially viable over its lifecycle through asset management plans;
- New wording that would speak to municipalities increasing resiliency of “infrastructure” and encouraging the use of “green infrastructure”, to reduce risks and costs associated with extreme weather events. Infrastructure vulnerability risk assessments and climate change adaptation strategies would be highlighted as useful tools to help mitigate the impacts of climate change;

- New policy direction for “infrastructure” to minimally traverse/occupy the Water Resource System and to minimize “negative impacts” and disturbances where “infrastructure” does cross or intrude;
- New policy direction requiring new or expanding “infrastructure” to avoid “specialty crop areas” and other “prime agricultural areas”, unless need has been demonstrated and there is not reasonable alternative, in which case, an “agricultural impact assessment” would be required; and
- New policies that largely defer to the Growth Plan for the Greater Golden Horseshoe for policy direction pertaining to sewage and water “infrastructure” and stormwater management and “infrastructure”, and key new policies in the Growth Plan would require the completion of water and wastewater and stormwater master plans.

4.3 Natural Resources

Section 4.3 of the Greenbelt Plan is proposed to be revised and restructured. In most cases changes would include minor updates (e.g., refinements to rehabilitation requirements), while other sections would introduce key policy changes (e.g., the requirement for an “agricultural impact assessment” where new “mineral aggregate operations” are proposed in “prime agricultural areas”).

Proposed changes/additions to Section 4.3, if approved, would include:

- A new policy requiring an “agricultural impact assessment” to be conducted where new “mineral aggregate operations” are proposed in “prime agricultural areas”, to determine how adverse impacts on the “Agricultural System” are avoided, or if avoidance is not possible, minimized and mitigated; and
- Refinements to the mineral aggregate rehabilitation policies to clarify requirements.

4.4 Cultural Heritage Resources

Proposed changes to Section 4.4 would encourage opportunities for cultural heritage conservation, in closer alignment with several PPS, 2014 policies.

Proposed changes/additions to Section 4.4, if approved, would include:

- A new policy that would require “significant cultural heritage resources”, built heritage resources”, “cultural heritage landscapes” and “archaeological resources” to be conserved;
- A new policy that would require planning authorities to work with stakeholders and consider the interests of First Nations and Métis communities in conserving “cultural heritage resources” through official plan policies and strategies; and

- A new policy that would encourage municipalities to consider the Greenbelt’s vision and goals in preparing archaeological management plans and municipal cultural plans in their decision making.

5 Implementation

5.3 Municipal Implementation of Protected Countryside Policies

Proposed changes to Section 5 of the Greenbelt Plan would include new mapping-related requirements and direction.

Proposed changes/additions to Section 5.3, if approved, would include:

- A new policy requiring municipalities to include a map of “key hydrologic areas” and policies in their official plans;
- A new policy requiring the province, in collaboration with municipalities, to undertake an exercise to provide consistent identification mapping and protection of the “Agricultural system” across the “Greater golden Horseshoe”;and
- Revised direction requiring upper or single-tier municipalities to refine their official plan mapping to bring “prime agricultural areas”, “specialty crop areas”, and “rural lands” into conformity with provincial mapping, through a municipal comprehensive review under the Growth Plan, where there are inconsistencies at municipal boundaries or discrepancies between provincial and municipal mapping that are significant

5.7 Amendments to Greenbelt Plan and other Provincial Plans

Proposed changes to Section 5.7 would include highlighting the addition of new Urban River Valley areas to the Greenbelt and would describe the ways the Greenbelt could be grown in the future:

Proposed changes/additions to Section 5.7, if approved, would include:

- A new policy that would support the province in leading a process to identify potential areas (with a focus on areas of ecological and hydrological significance) to be added to the Protected Countryside of the Greenbelt; and
- A new policy that would outline that the province will consider requests from municipalities to grow the Greenbelt with the Protected Countryside and/or Urban River Valley designations.

5.8 Monitoring/Performance Measures

It is proposed that the existing policies of Section 5.8 of the Greenbelt Plan be updated and clarified.

Proposed changes/additions to Section 5.8, if approved, would include revised policies supporting the establishment of a comprehensive monitoring program to measure the effectiveness of the Plan.

6 Urban River Valley Policies

Key river valleys in urban areas adjacent to the Greenbelt provide opportunities for additional connections to help expand and integrate the Greenbelt and its systems into the broader Southern Ontario landscape. The Urban River Valley designation provides direction to those areas where the Greenbelt occupies river valleys in an urban context. These urban river valleys may be the setting for a network of uses and facilities including recreational, cultural and tourist amenities and infrastructure, which are needed to support urban areas.

6.1 Description

The Urban River Valley designation as shown on Schedule 1 applies to lands within the main corridors of river valleys connecting the rest of the Greenbelt to the Great Lakes and inland lakes. The lands in this designation comprise river valleys and associated lands and are generally characterized by being:

- Lands containing natural and hydrologic features, including coastal wetlands; and/or
- Lands designated in official plans for uses such as parks, open space, recreation, conservation and environmental protection.

6.2 Policies

It is proposed that the existing policies of Section 6.2 of the Greenbelt Plan be updated and clarified.

Proposed changes/additions to Section 6.2, if approved, would include a new policy clarifying that only publicly owned lands are subject to the policies of the Urban River Valley designation.

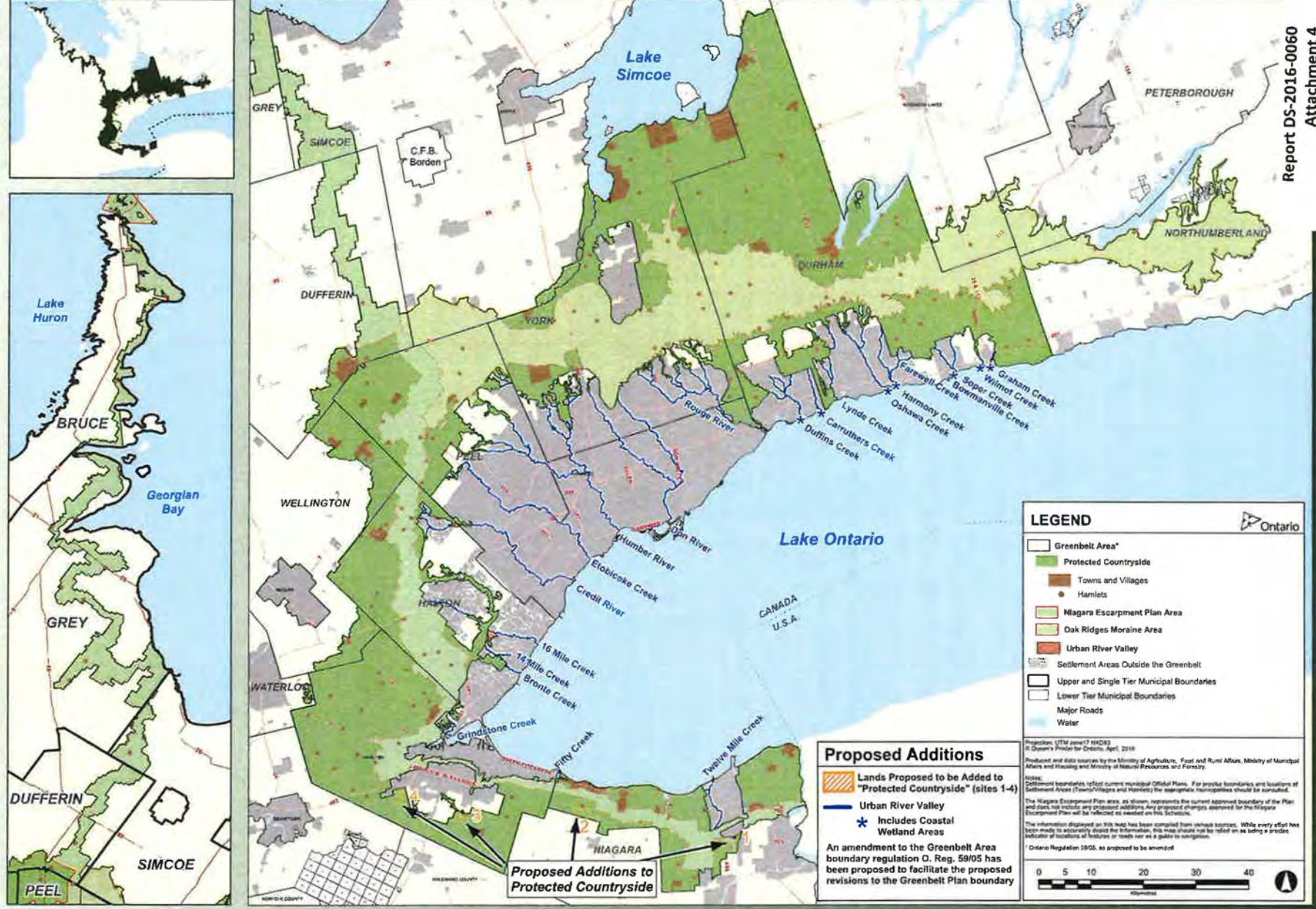
Definitions

Proposed changes to this Section would support the proposed changes to other parts of the Plan through the addition of new defined terms. Many of the new defined terms being proposed (e.g., “cultural heritage landscape”) would be replicated from the PPS, 2014 and, where possible, would align with the terms that would be used in the Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Some of the Greenbelt Plan’s defined terms, including “development” and “infrastructure”, have been revised.

Schedules and Appendices

Proposed revisions to the schedules and appendices of the proposed Greenbelt Plan (2016), if approved, would include:

- Updated “settlement area” boundaries and transitional matters reflecting the latest municipal official plan schedules;
- Updated Niagara Escarpment Plan boundary; and
- Proposed Greenbelt expansion areas including new Urban River Valley areas, two areas in Hamilton, one area in Grimsby and the Lake Gibson area in Thorold in Niagara Region.



LEGEND

- Greenbelt Area*
- Protected Countryside
- Towns and Villages
- Hamlets
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- Urban River Valley
- Settlement Areas Outside the Greenbelt
- Upper and Single Tier Municipal Boundaries
- Lower Tier Municipal Boundaries
- Major Roads
- Water

Proposed Additions

- Lands Proposed to be Added to "Protected Countryside" (sites 1-4)
- Urban River Valley
- Includes Coastal Wetland Areas

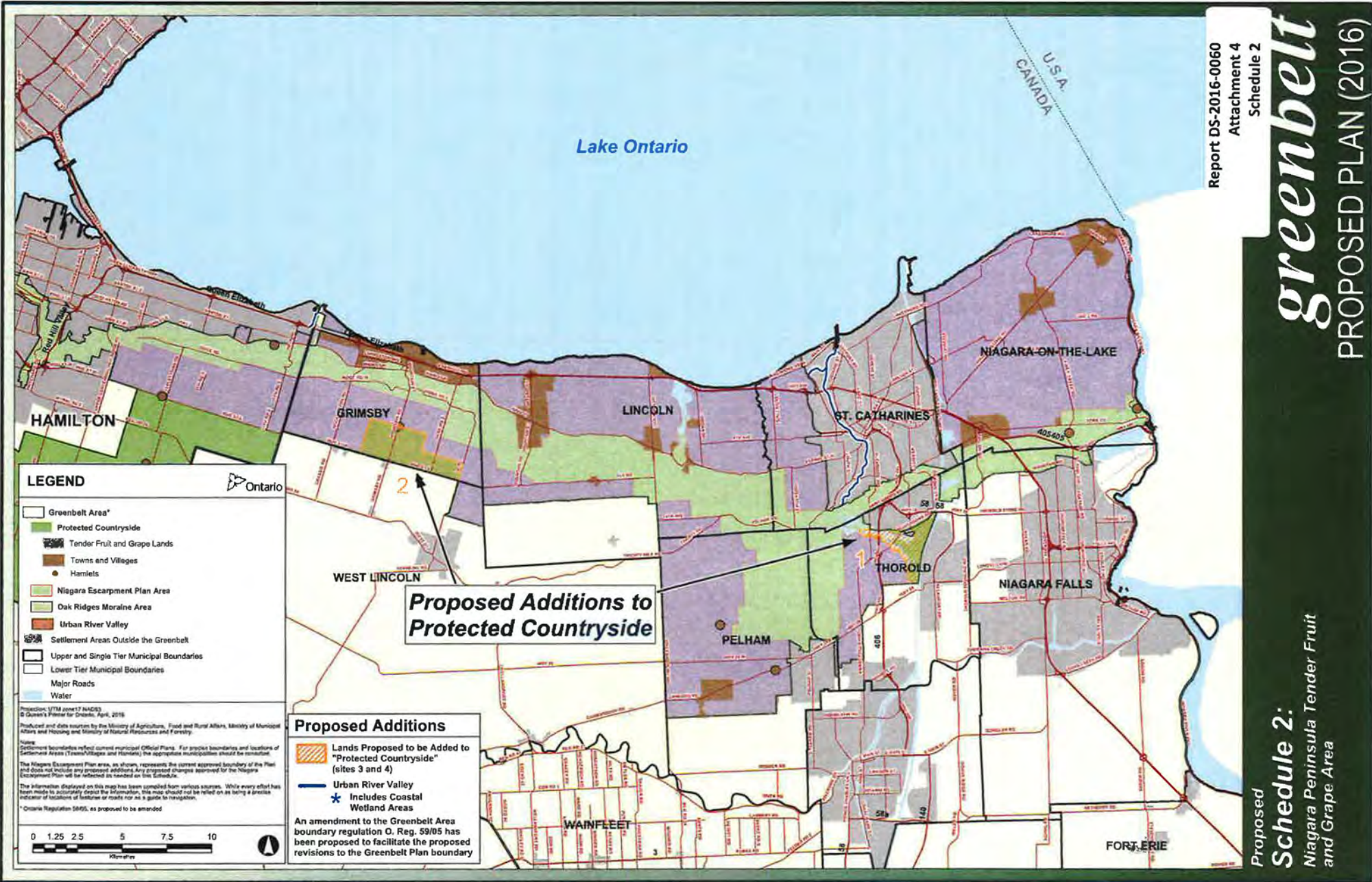
An amendment to the Greenbelt Area boundary regulation O. Reg. 59/05 has been proposed to facilitate the proposed revisions to the Greenbelt Plan boundary

Projection: UTM zone 17 NAD83
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Produced and data sources by the Ministry of Agriculture, Food and Rural Affairs, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources and Forestry.

Notes:
Settlement boundaries reflect current municipal Official Plans. For precise boundaries and locations of Settlement Areas (Towns/Villages and Hamlets) the appropriate municipalities should be consulted.
The Niagara Escarpment Plan area, as shown, represents the current approved boundary of the Plan and does not include any proposed additions. Any proposed changes approved for the Niagara Escarpment Plan will be reflected as needed on this Schedule.
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately display the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.
* Ontario Regulation 59/05, as proposed to be amended.

0 5 10 20 30 40
KILOMETRES

Proposed Additions to Protected Countryside



LEGEND

Ontario

- Greenbelt Area*
- Protected Countryside
- Tender Fruit and Grape Lands
- Towns and Villages
- Hamlets
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- Urban River Valley
- Settlement Areas Outside the Greenbelt
- Upper and Single Tier Municipal Boundaries
- Lower Tier Municipal Boundaries
- Major Roads
- Water

Projection: UTM zone 17 NAD83
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* Ontario Regulation 56/05, as proposed to be amended

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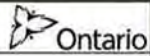
Proposed Additions

- Lands Proposed to be Added to "Protected Countryside" (sites 3 and 4)
- Urban River Valley
- Includes Coastal Wetland Areas

An amendment to the Greenbelt Area boundary regulation O. Reg. 59/05 has been proposed to facilitate the proposed revisions to the Greenbelt Plan boundary

Proposed Additions to Protected Countryside

LEGEND



- Greenbelt Area*
- Protected Countryside
- Holland Marsh
- Towns and Villages
- Hamlets
- Oak Ridges Moraine Area
- Settlement Areas Outside the Greenbelt
- River Valley Connections (outside the Greenbelt)
- Upper-tier Municipal Boundaries
- Single-tier Municipal Boundaries
- Lower-tier Municipal Boundaries
- Major Roads
- Rivers/Lakes

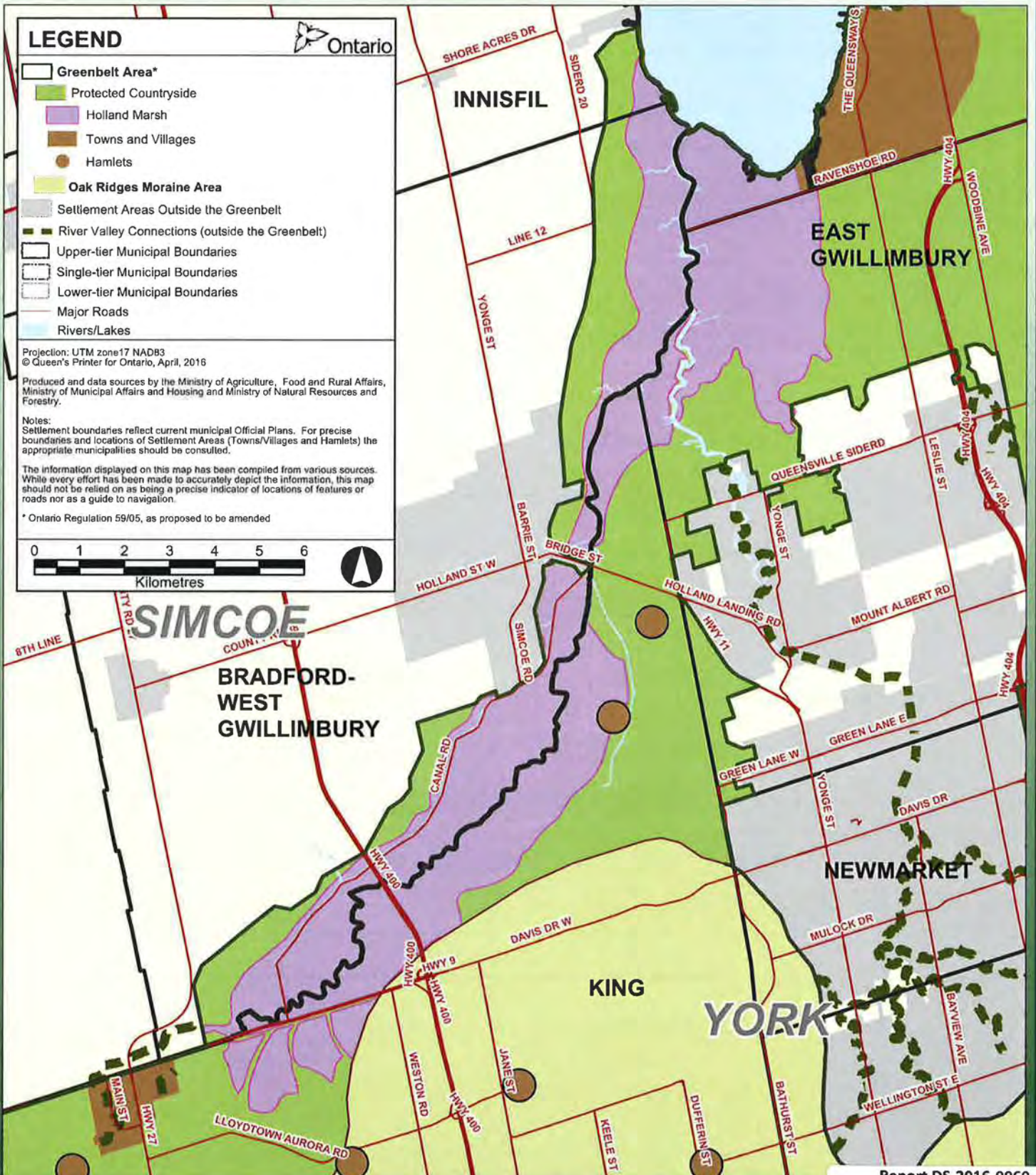
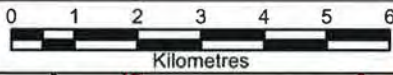
Projection: UTM zone17 NAD83
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Produced and data sources by the Ministry of Agriculture, Food and Rural Affairs, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources and Forestry.

Notes:
 Settlement boundaries reflect current municipal Official Plans. For precise boundaries and locations of Settlement Areas (Towns/Villages and Hamlets) the appropriate municipalities should be consulted.

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

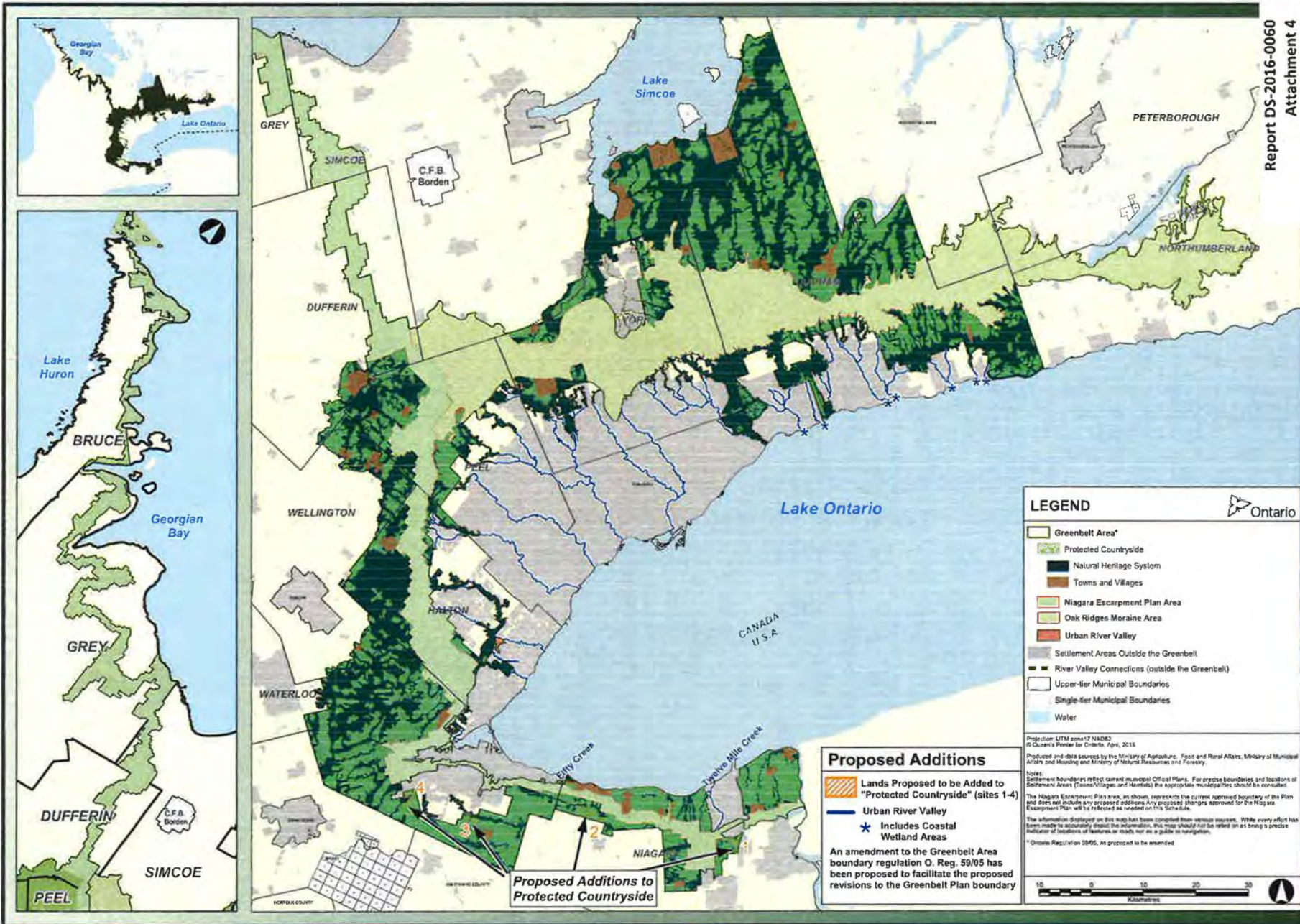
* Ontario Regulation 59/05, as proposed to be amended



**Proposed
 Schedule 3:
 Holland Marsh**

Report DS-2016-0060
 Attachment 4
 Schedule 3

greenbelt
 PROPOSED PLAN (2016)



Proposed
Schedule 4: Natural Heritage System
greenbelt
PROPOSED PLAN (2016)

LEGEND

- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns and Villages
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- Urban River Valley
- Settlement Areas Outside the Greenbelt
- River Valley Connections (outside the Greenbelt)
- Upper-tier Municipal Boundaries
- Single-tier Municipal Boundaries
- Water

Projection: UTM zone 17 NAD83
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Produced and data sources by the Ministry of Agriculture, Food and Rural Affairs, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources and Forestry.

Notes:
Settlement boundaries reflect current municipal Official Plans. For precise boundaries and locations of Settlement Areas (Towns/Villages and Hamlets) the appropriate municipalities should be consulted.
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The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or should not be used as a guide to navigation.

* Ontario Regulation 695, as proposed to be amended

Proposed Additions

- Lands Proposed to be Added to "Protected Countryside" (sites 1-4)
- Urban River Valley
- Includes Coastal Wetland Areas

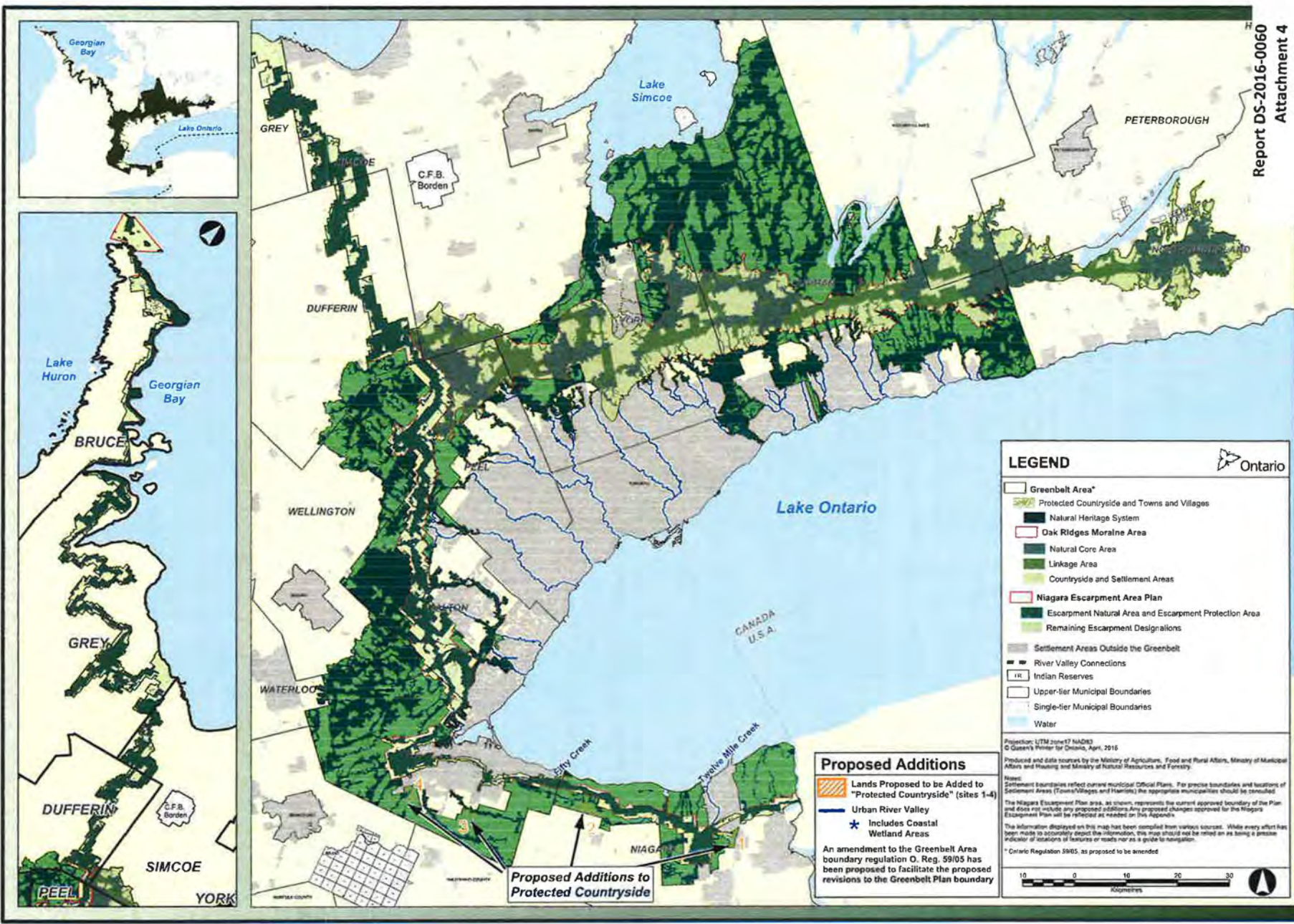
An amendment to the Greenbelt Area boundary regulation O. Reg. 59/05 has been proposed to facilitate the proposed revisions to the Greenbelt Plan boundary

15 0 10 20 30 Kilometers

Proposed Additions to Protected Countryside

greenbelt

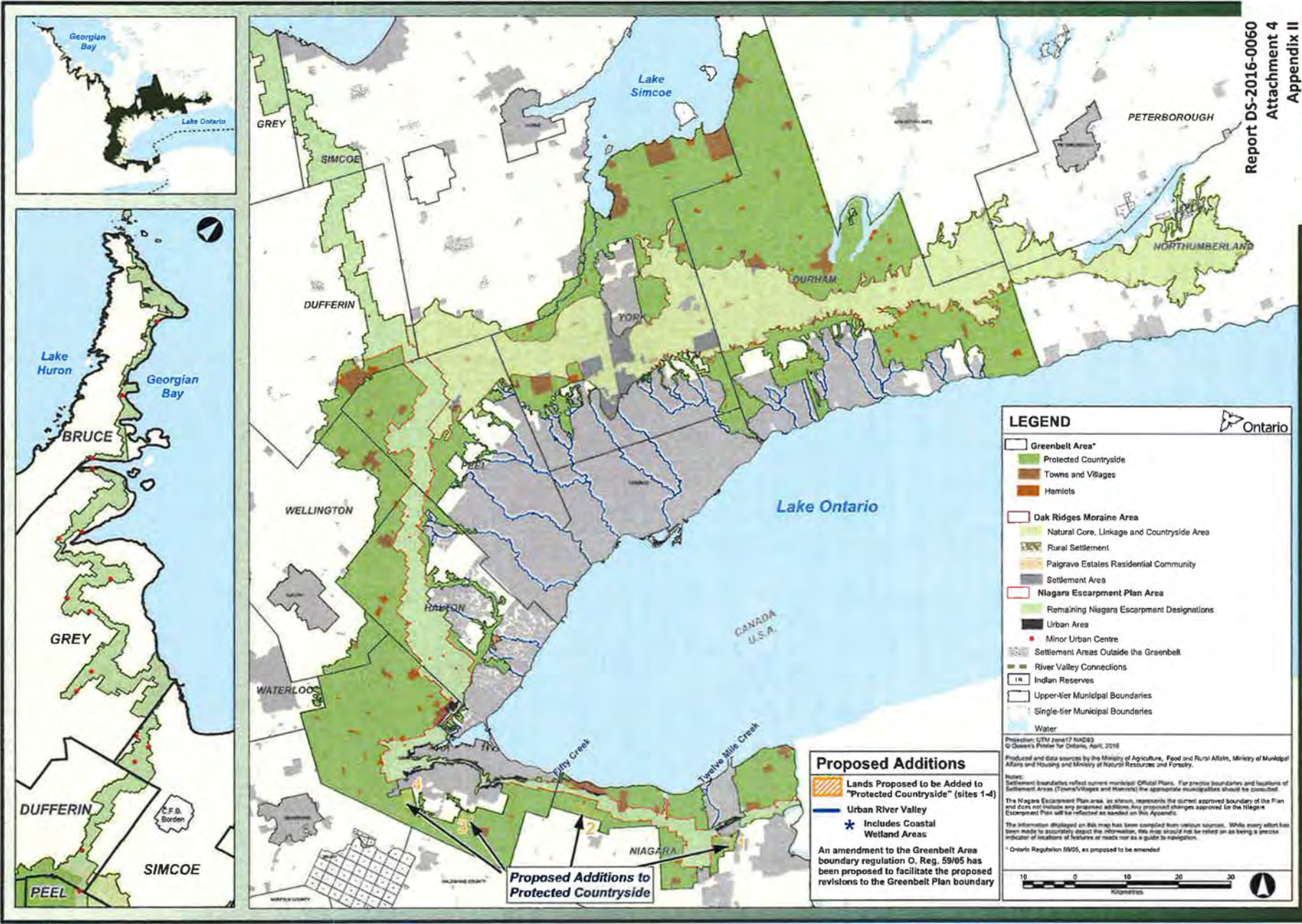
PROPOSED PLAN (2016)



Proposed
Appendix I:
Schematic showing natural system connections
among the Protected Countryside,
Niagara Escarpment and Oak Ridges Moraine

greenbelt

PROPOSED PLAN (2016)



Proposed
Appendix II:
Schematic showing
settlements within Greenbelt Area

**PROVINCIAL CO-ORDINATED LAND USE PLANNING REVIEW
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TOWN COMMENTS IN REPORT NO. PB-2015-0026**

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016	
SECTION 1 - INTRODUCTION	
<p>1.2 Vision for 2041 and 1.2.2 Guiding Principles</p> <ul style="list-style-type: none"> These two subsections should be updated to include reference to the importance of having a strong rural economy. A significant addition within the new PPS, 2014, are policy sections addressing the Rural Area and Rural Lands and the vital role they play in Ontario. The GPGGH should be updated to reflect this new policy area which is now included in the PPS, 2014. 	<p style="text-align: center;">IS IT ADDRESSED IN PROPOSED PLAN, 2016?</p> <p style="text-align: center;">YES <input checked="" type="checkbox"/> IN PART NO</p> <p>The list of Guiding Principles has been improved or strengthened through additional/enhanced wording to several existing guiding principles and the inclusion of several new ones. Would still like to see the Vision Statement provide a clear, direct statement regarding the importance of a strong rural economy, and not only focus on the importance of Agriculture in this regard. For example, such a statement is provided in the last paragraph of subsection 2.1 Context in Section 2 – Where and How to Grow.</p>
SECTION 2 – WHERE AND HOW TO GROW	
<p>2.2.3 General Intensification</p> <ul style="list-style-type: none"> Staff strongly support the continuation of Policy 2.2.3.1 respecting the residential intensification policies and targets having to be achieved at the upper-tier level (i.e. York Region). This approach supports the following guiding principle of the Plan: <p style="padding-left: 40px;">“Provide for the different approached to managing growth that recognize the diversity of communities in the GGH.”</p> <p>This approach was most appropriate in terms of working with the Region in arriving at the appropriate residential intensification policies and targets for the new Sutton/Jackson’s Point Secondary Plan, approved by the Ontario Municipality Board in 2013. A review and update of the Keswick Secondary Plan is intended to commence at the end of 2016, at which time a determination of the appropriate intensification policies and targets for the Keswick community will also be required. As was the case for the Sutton/Jackson’s Point Secondary Plan, it is appropriate that the Town also be able to work with the Region to implement the intensification policies and targets that are appropriate for the Keswick community.</p>	<p style="text-align: center;">IS IT ADDRESSED IN PROPOSED PLAN, 2016?</p> <p style="text-align: center;"><input checked="" type="checkbox"/> YES IN PART NO</p> <p>No change is proposed with respect to the residential intensification policies/targets having to be achieved at the upper tier municipal level (i.e. across York Region as a whole). However, it is significant to note that the residential intensification target is proposed to be increased from 40 per cent to 60 percent. This proposed increase gives rise to a number of questions and concerns as discussed in this report.</p>
<p>2.2.7 Designated Greenfield Areas</p> <ul style="list-style-type: none"> Staff strongly support the continuation of the application of the density requirement for designated greenfield areas set out in policy 2.2.7.3 be measured over the entire designated greenfield area of each upper tier municipality (i.e. York Region). This provides the flexibility at the local level to provide for the appropriate levels of density within the designated greenfield areas of the differing types and sizes of urban and rural settlement areas in York Region. 	<p style="text-align: center;">IS IT ADDRESSED IN PROPOSED PLAN, 2016?</p> <p style="text-align: center;"><input checked="" type="checkbox"/> YES IN PART NO</p> <p>No change is proposed with respect to the density target having to be achieved over the entire “designated greenfield area” of each upper tier municipality (i.e. York Region). However, it is significant to note that the minimum density target is proposed to be increased from 50 to 80 residents and jobs per hectare within the horizon of the Plan. This proposed increase gives rise to a number of questions and concerns as discussed in this report.</p>
<ul style="list-style-type: none"> The calculation of the minimum <i>designated greenfield density</i> area target of not less than 50 residents and jobs combined per hectare, is problematic. In order to come up with the number of residents per hectare that is generated by a development proposal, a persons per unit factor (ppu) has to be assigned to the various types of dwellings proposed. For example, a residential development consisting of 10 single detached dwellings would generate a total of 27 residents using a 2.7 ppu factor. However, the same development would generate 34 residents using a 3.4 ppu factor. In this regard, there is 	<p style="text-align: center;">IS IT ADDRESSED IN PROPOSED PLAN, 2016?</p> <p style="text-align: center;">YES <input checked="" type="checkbox"/> IN PART NO</p> <p>There are no proposed changes that directly addresses the concern of how one is to determines the appropriate person per unit and/or job per hectare factors when calculating “designated greenfield area” density. However, there is a proposed policy (2.2.1.5) which states: “The Minister will establish a</p>

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GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2016	
<p>uncertainty in terms of the appropriate or accurate persons per units. It would be helpful if the Plan provided additional guidance or direction in terms of the methodology that should be used for determining the appropriate ppu's. Alternatively, some consideration should be given to include the option of having a designated greenfield area density target be measured on the basis of the number, type and size of residential units, as opposed to utilizing the estimated number of residents permitted as the basis for the calculation of density.</p>	<p>methodology for assessing land needs to implement this Plan. This methodology will be used for the purpose of assessing land needs to accommodate forecasted growth to the horizon of this Plan.”</p>
<p>2.2.8 Settlement Area Boundary Expansions</p> <ul style="list-style-type: none"> Staff strongly support the existing set of policies or “tests” that must be satisfied in order to allow for a settlement area boundary expansion. By only allowing the consideration of a settlement area boundary expansion through a municipal comprehensive review, this important growth management matter remains in the control of the municipality. 	<input type="checkbox"/> YES <input type="checkbox"/> IN PART <input type="checkbox"/> NO
<p>2.2.9 Rural Areas</p> <ul style="list-style-type: none"> This section should be updated/strengthened in a manner that is consistent with the PPS, 2014. 	<input type="checkbox"/> YES <input type="checkbox"/> IN PART <input type="checkbox"/> NO Existing policies have been enhanced and several new policies have been added.
SECTION 3 – INFRASTRUCTURE TO SUPPORT GROWTH	
IS IT ADDRESSED IN PROPOSED PLAN, 2016?	
<p>3.2.4 Moving Goods</p> <ul style="list-style-type: none"> To help stimulate and promote economic growth and job creation in Georgina, and within other more northern municipalities of the Greater Toronto Area, the Plan needs to incorporate an east-west highway connection corridor between Highway 400 and Highway 404, as a priority (commonly referred to as the “Bradford By-Pass). 	YES IN PART <input type="checkbox"/> NO The Plan has not incorporated this key highway connection.
<ul style="list-style-type: none"> Similarly, the Plan needs to allow for the possible interim extension of Highway 404 north of Ravenshoe Rd. to Glenwoods Ave., to service the Keswick Business Park Secondary Plan area. 	YES IN PART <input type="checkbox"/> NO The Plan has not incorporated this key highway connection.
<p>3.2.6 Community Infrastructure</p> <ul style="list-style-type: none"> Policies 3.2.6.5 and 3.2.6.6 deal with establishing minimum affordable housing targets and require upper tier municipalities to develop a housing strategy in consultation with lower tier municipalities, the Ministry of Municipal Affairs and Housing and appropriate stakeholders. As Council is aware, the provision of affordable housing is a long standing complex matter. <p>Clearly, land use planning policies at the Regional and local level are not enough in themselves to address the housing affordability issue, because there are a complex set of factors involved, many of which are out of a municipality's direct control. For example, the provision of most of the housing in Ontario is produced by the private sector under a free market system. Under this system, a municipality cannot directly control the pricing of the product. In Georgina, the writer has spoken to a number of developers who say that under current market conditions and based on the costs of construction, the building of medium density apartment buildings is not economically viable in the current market situation. Certainly, the Federal and Provincial governments need to take a greater leadership role in establishing</p>	<input type="checkbox"/> YES <input type="checkbox"/> IN PART <input type="checkbox"/> NO The Plan proposes a new Section 2.2.6 Housing which in part, recognize the role of all levels of government and other stakeholders, in developing housing strategies that align with applicable housing and homelessness plans required under the Housing Services Act, 2011. Furthermore, it is important to recognize the much needed 2016 Provincial Long Term Affordable Housing Strategy and proposed Inclusion Zoning Legislation (Bill 204 – Promoting Affordable Housing Act, 2016).

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new and creative ways, along with greater financial support of incentive programs to deliver affordable housing by both the public and private sectors, particularly in the areas that need it the most.	
SECTION 4 – PROTECTING WHAT IS VALUABLE	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
4.2.2 Prime Agricultural Areas	<input checked="" type="checkbox"/> YES <input type="checkbox"/> IN PART <input type="checkbox"/> NO
<ul style="list-style-type: none"> This policy section should be enhance and updated based on the PPS, 2014. It may also be the appropriate time for the Province to give consideration to the development of a comprehensive “Farmlands Plan”, which deals with the economic viability aspect of supporting the agricultural industry in concert with the protection of the prime agricultural base. 	The section is proposed to be replaced by a new Section 4.26 Agricultural System, which include policies that encourage municipalities to support local food, urban and near urban agricultural and other approached to sustain and enhance the agricultural system and the long term economic viability of the agri-food sector.
<ul style="list-style-type: none"> The Province should also review the current Land Evaluation and Area Review for Agriculture (LEAR) methodology, that is used at the regional level to assess and determine what lands are to be designated prime agricultural area. This methodology was used in relation to the York Region Official Plan 2010, and it resulted in the designation of many properties in Georgina as “Agricultural Area”, where such properties clearly should not have been designated as such (i.e. York Region Waste Transfer Station site, the former Thane Smelter site, and the Town’s closed landfill site, all on Warden Ave.) 	<input type="checkbox"/> YES <input checked="" type="checkbox"/> IN PART <input type="checkbox"/> NO
	The proposed Plan states that the Province will identify the Agricultural System. The Prime Agricultural Areas and Specialty Crop Areas will be designated in municipal Official Plans in accordance with mapping provided by the Province and these areas will be protected for long-term use for agriculture. The Plan does not say how and when this will be done, which raises some questions and concerns as discussed in this report.
SECTION 5 – IMPLEMENTATION AND INTERPRETATION	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
5.4.3 Monitoring and Performance Measures	<input type="checkbox"/> YES <input type="checkbox"/> IN PART <input checked="" type="checkbox"/> NO
<ul style="list-style-type: none"> This section states that a set of indicators will be developed to measure the implementation of the Plan. It also states the Minister of Infrastructure will monitor the implementation of the Plan, including reviewing performance indicators concurrent with a review of this Plan. Staff are not aware whether any performance indicators were developed or not. If these have been developed and monitored it would have been helpful to include a specific section on the performance indicators in the Province’s discussion document. The new Growth Plan should actually identify the performance indicators. 	The proposed Plan does not include any monitoring and performance measures, but simply states that the Minister will develop a set of performance indicators to measure the performance of the Plan.
<ul style="list-style-type: none"> All defined words should be checked to ensure that the definitions are consistent with those in the PPS, 2014 and all other Plans. 	<input checked="" type="checkbox"/> YES <input type="checkbox"/> IN PART <input type="checkbox"/> NO

GREENBELT PLAN, 2016	
SECTION 1 - INRODUCTION	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
1.2 Vision and Goals	<input type="checkbox"/> YES <input checked="" type="checkbox"/> IN PART <input type="checkbox"/> NO
1.2.2 Goals	
<ul style="list-style-type: none"> There are currently a number of goals listed under the following five major headings: Agriculture Protection; Environmental Protection; Culture Recreation and Tourism; Settlement Area; and; Infrastructure and Natural Resources. It is recommended that an additional separate heading such as 	While a separate new goal dealing with the Rural Area or Rural Economy has not been added, it is noted that one of the goals under Settlement Areas states: “Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, and

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<p>“Strong Rural Economy”, be included in the Plan along with goals that reflect the new Rural Area and Rural Lands policies in the PPS, 2014.</p>	<p>particularly within settlement areas. The proposed Plan does incorporate the policy concepts of “Rural Area” and “Rural Lands”, which brings it into alignment with the PPS, 2014.</p>
SECTION 3 – GEOGRAPHIC SPECIFIC POLICIES IN THE PROTECTED COUNTRYSIDE	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
<p>3.1 Agricultural System 3.1.4 Rural Area Policies (for lands within the Agricultural System of the Protected Countryside)</p> <ul style="list-style-type: none"> Policy 3.1.4.5 indicates that <i>new multiple units or the creation of multiple lots for residential dwellings</i>, by subdivision/condominium approvals or severance approvals, are not permitted in rural areas. This policy is attempting to reduce the amount of lots created in the Rural Areas. However, this policy appears to provide an opportunity for an applicant to create multiple lots for residential dwellings through applying for each severance individually. This policy should be reviewed to determine if this “loop hole” has resulted in local municipal consent policies or appeals to the OMB, which are trying to circumvent the intent of minimizing lot creation in Rural Areas. 	<p style="text-align: center;">YES IN PART <input checked="" type="checkbox"/> NO</p> <p>No changes are proposed to Policy 3.1.4.5. Staff would perceive this to mean that the Province does not see this as a major issue or concern, and upon further review, this is likely not a concern because the consent policies of municipalities have become very restrictive due to having to comply to Section 6 Lot Creation of the Plan. This is not a major concern.</p>
<p>3.2 Natural System (within the Protected Countryside) 3.2.1 Description</p> <ul style="list-style-type: none"> Pursuant to the Plan, the Protected Countryside contains a Natural System, which is made up of a Natural Heritage System and a Water Resource System. The delineation of the Natural Heritage System (NHS) boundary needs to be reviewed and refined as the lines in many locations do not logically follow the natural heritage features (in many circumstances they appear to cut across active farms). However, it is recognized that making numerous changes to the limit of the NHS would likely cause more problems than good, as many municipalities have already implemented the NHS through their individual Official Plan conformity exercises. However, it would still make sense to take out the obvious, large areas of agricultural land from the NHS, which could then be reflected in local Official Plans through subsequent review and update. 	<p style="text-align: center;">YES IN PART <input checked="" type="checkbox"/> NO</p> <p>The boundaries of the Natural Heritage System (NHS) on Schedule 4: Natural Heritage System of the proposed Plan have not changed. The Province has indicated that it does not intend to change the boundaries, but rather maintains the approach that municipalities may refine the boundaries of the NHS at the time of municipal conformity in accordance with the policies of Section 3.2.25. This is not a major concern.</p>
<p>3.2.2 Natural Heritage System Policies</p> <ul style="list-style-type: none"> Section 3.2.2, as well as Section 3.2.4.6, being the Key Natural Heritage Features and Key Hydrologic Features policies, and Section 4.5.4, being the Existing Use policies, refer to buildings and structures related to agricultural uses, although no reference is made to expansions of agricultural uses (i.e. expansion of the land base utilized for agricultural operations). There appear to be no policies respecting the expansion of agricultural uses in the Natural Heritage System and Water Resource System of the “Protected Countryside”. Clarification would be helpful with respect to if and where expansions of “agricultural uses” are permitted. 	<p style="text-align: center;">YES IN PART <input checked="" type="checkbox"/> NO</p> <p>Save and except for a few minor changes, the Natural Heritage System policies in the PGBP 2016 remain the same. Having reviewed the policies again, it appears the expansion of existing agricultural uses (i.e. clearing land for the growing of crops) would be addressed through the policies of Section 3.2.2.3 to 3.2.2.6. However, one would have to interpret this expansion as being a “new” use. For clarification purposes, it would make sense to include the expansion of existing uses in Policy 3.2.2.1, as well as permitting “existing” and “new” uses.</p>

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<p>3.2.4 Key Natural Heritage Features and Key Hydrologic Features Policies</p> <ul style="list-style-type: none"> Section 3.2.4.5 requires the identification of a vegetation protection zone of sufficient width when a property is within 120 metres of a key natural heritage feature within the Natural Heritage system or a key hydrologic feature anywhere within the Protected Countryside. Similarly, the policy framework establishes a minimum vegetation protection zone of 30 metres for wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands as outlined in policy 3.2.4.4. Clarification needs to be provided on who determines the appropriate width of the vegetation protection zone and who defines the boundaries of these features. It is also not clear whether either of these is subject to applicant/public scrutiny/objection/appeal. 	<p>YES IN PART NO</p>	<p>No clarification provided. Presume this is to be determined by the municipality in consultation with relevant agencies (i.e. LSRCA and/or MNR). This is not a major concern.</p>
<p>3.2.5 External Connections</p> <ul style="list-style-type: none"> There is a conflict with respect to how River Valley Connections are identified in Schedules 1 and 4 and indicated in the policies. Schedule 1 of the Greenbelt Plan displays “River Valley Connections (outside the Greenbelt)” on the legend as a dotted green line. In the Town of Georgina, a dotted green line is present for the Maskinonge River, Black River and Pefferlaw River, which are all included within the Greenbelt Plan (and within the Towns/Villages designation). In addition, Section 3.2.5 External Connections, states these external connections are generally depicted by a dotted green line on Schedule 1 and 4, but are not within the regulated boundary of the Greenbelt Plan. However, they are displayed in the Town of Georgina, which is in the regulated boundary of the Greenbelt Plan. In addition, the legend in Schedule 1 and 4 displays “River Valley Connections” and Section 3.2.5 uses the title “External Connections”. The terminology should be consistent. This policy needs to be reviewed and rewritten, so that the mapping and text say and do the same thing. 	<p>YES IN PART NO</p>	<p>Clarification has been made with respect to the depiction of the Urban River Valleys on the various schedules and corresponding policies (3.2.5 External Connections and 6.0 Urban River Valley Policies). However, there is still a problem with respect to the River Valley Connections (outside the Greenbelt) being shown proposed on Schedule 4 and Appendix 1 within Settlement Areas (i.e. Keswick, Sutton and Pefferlaw) which are clearly within the Greenbelt Area. Staff believe this inaccurate statement should be corrected.</p>
<p>3.4 Settlement Areas (within the Protected Countryside) 3.4.2 Towns and Villages Policies</p> <ul style="list-style-type: none"> Policy 3.4.2.5 is significant in that it prohibits the expansion of the Towns/Villages designation until this 10-year GBP review, when only modest settlement area expansions may be possible, provided the proposed growth meets a number of tests or criteria. One concern with this policy is that it is unclear what constitutes “modest settlement area expansions”, and additional guidance on the meaning of this provision would be helpful in terms of implementation. 	<p>YES IN PART NO</p>	<p>The Town/Village policies have been revised and defers to Section 2.2.8 – Settlement Area Boundary Expansions of the PGP 2016 – Section 2.2.8 m) ii. Still requires a proposed settlement area expansion for a Town/Village within the Protected Countryside of the PGBP 2016 to be “modest in size”, without defining what “modest” means. However, given all of the other specific criteria needing to be satisfied to support a settlement area expansion, this lack of definition is not a major concern. Also, the restrictive 10-year no expansion approach has been replaced by a more logical planning approach to consider settlement area expansions, if and when they are needed, through a municipal comprehensive review.</p>
<p>3.4.3 Hamlet Policies</p> <ul style="list-style-type: none"> Section 3.4.3.2 speaks to “minor rounding out”. Additional guidance or direction on the meaning of this provision would be helpful in its implementation. 	<p>YES IN PART NO</p>	<p>The proposed Hamlet Policies of Section 3.4.4 now only permits limited growth within Hamlets through infill and intensification subject to appropriate water and sewer services. The “minor rounding out” provisions has been removed.</p>

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<p>3.4.4 Additional Policies for Settlement Area Expansion</p> <ul style="list-style-type: none"> This is the set of transition policies that enabled the Town to continue with the creation of the Keswick Business Park Secondary Plan. It would appear that these specific policies would no longer be necessary or required in the Plan if in fact they were instituted with specific regard to the Keswick Business Park Secondary Plan and similar situations where a municipality had initiated a settlement area expansion study well in advance of the formation of the GBP. One would think that these settlement area expansion studies/processes would have long been completed by now. 	<p>These polices remain in the proposed Plan under Section 3.4.5. This is not a major concern</p>
SECTION 4 – GENERAL POLICIES FOR THE PROTECTED COUNTRYSIDE	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
<p>4.1.1 General Non-Agricultural Use policies</p> <ul style="list-style-type: none"> In order to comply with the GBP, the Town undertook a General Zoning By-law Amendment to remove several permitted uses in the Town’s Rural Zone (i.e. cemetery, church, veterinary clinic, parking lot for school buses and commercial vehicles, police station, bus or truck terminal). A review of the GBP permitted uses within the Prime Agricultural Areas should be undertaken to be more encompassing in order to help achieve the vision of providing for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses. For example, it would seem reasonable that a veterinary clinic could be permitted in a Prime Agricultural Area as an “agricultural-related use”. It is not apparent how allowing such a use (that is not specific to a particular farm operation and could serve surrounding farm/land owners who require care for their livestock and pets) would be problematic in a Prime Agricultural Area. In addition, bed and breakfast residences, which generally operate from within a single family detached dwelling, are currently not permitted in Prime Agricultural Areas in the Protected Countryside. Bed and breakfast residences should be included as a permitted use in Prime Agricultural Areas, as they can be considered an agri-tourism use by providing limited accommodation that promotes enjoyment, education or activities related to the farm. This type of use should be permitted due to agri-tourism increasing public awareness of agriculture and its ability to provide opportunities to improve incomes and the economic viability of small farms and rural communities. The recognition of smaller-scale commercial/industrial uses in the countryside is significant, particularly in the Town of Georgina where there are several of these existing businesses. Many of the rural industrial/commercial uses would not be appropriate to locate in the settlement areas due to the large tracts of land required to operate these types of businesses. However, in a municipality such as the Town of Georgina, where there is a large Agriculturally designated land base and limited Rural Area designated lands, it results in limited opportunities to locate uses such as woodcutting businesses, kennels, greenhouses and storage facilities. Policies should be incorporated that would allow the consideration of these types of uses outside of the Towns/Villages designation. In keeping with the PPS, 2014, the Greenbelt Plan should be revised to give more flexibility in terms of its non-agriculture land use policies and permitted uses, as it currently adopts a one size fits all approach. 	<p style="text-align: center;">YES <input checked="" type="checkbox"/> IN PART NO</p> <p>The PGBP 2016 does allow for some additional uses on Rural Land and within Prime Agricultural Areas, as per the Provincial Policy Statement 2014 (i.e. On Farm Diversified Uses). However, these changes do not go far enough. This matter is discussed in more detail in this report.</p>

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4.1.2 Recreational Use Policies	<input type="checkbox"/> YES	IN PART	<input type="checkbox"/> NO
<ul style="list-style-type: none"> More direction should be provided on where major recreational facilities may be located. The rationale for allowing major recreational facilities in the Natural Heritage System is unclear as it appears to contradict the intent of protecting the Natural Heritage System. 	No changes are proposed to these policies. One would speculate that the Province believes that the policies of Sections 4.1.1 and 4.1.2 as currently written provide adequate protection of the NHS, and specifically key natural heritage features and/or key hydrologic features. Upon further review, staff would concur.		
4.1.3 Shoreline Area Policies	<input type="checkbox"/> YES	IN PART	<input type="checkbox"/> NO
<ul style="list-style-type: none"> Direction or clarity should be provided on whether Shoreline Area policies are intended to also apply to the Shoreline Areas within the Settlement Areas. In the Town of Georgina, the settlement areas of Keswick, Sutton/Jackson's Point, Pefferlaw and Virginia are all designated Towns/Villages and also front onto the Lake Simcoe Shoreline. 	The shoreline Area Policies have been appropriately revised and moved to the PGP 2016.		
<ul style="list-style-type: none"> Section 4.1.3.2 states that "minor rounding out" is permitted in the Shoreline Areas, however Section 4.1.3.1 states that Shoreline Areas are those areas where concentrations of existing or approved shoreline development are currently zoned and/or designated in municipal Official Plans, as of the date this Plan came into effect. It is unclear how "rounding out" is permitted in the Shoreline Areas given the definition in Section 4.1.3 (1). In addition, if rounding out does occur, can land use conversions, redevelopments and/or resort development (as identified in 4.1.3.2 (d)) be permitted in the rounded out area? 	YES	IN PART	<input type="checkbox"/> NO
No changes proposed to address this issue. This is not a major concern.			
<ul style="list-style-type: none"> Clarity is required on whether resort development is only permitted in the Shoreline Areas. Rural Area policies (Section 3.1.4) allow for "recreational, tourism, institutional and resource-based commercial/industrial" uses. Clarification should be provided on whether resort development is only permitted in the Shoreline Areas and similarly, whether these same uses are permitted in Shoreline Areas. 	YES	IN PART	<input type="checkbox"/> NO
No changes proposed to address this matter. Clarification would be helpful in terms of future implementation of this policy section, but this is not a major concern.			
<ul style="list-style-type: none"> A definition for "resort" should also be provided. 	YES	IN PART	<input type="checkbox"/> NO
This is not a major concern.			
<ul style="list-style-type: none"> Section 4.1.3.2 (d) (i) requires a 30 metre vegetation protection zone and Section 4.1.3.3 allows for flexibility to this setback. However, lands along the shoreline that are not defined as Shoreline Areas (according to the definition provided in 4.1.3.1), are not offered the same flexibility, and would be required to comply with the 30 metre vegetation protection zone as outlined in Section 3.2.4.4 and in Section 3.2.4.7. The same flexible policy for the Shoreline Areas should also apply to lands along the Lake that have historical development but are currently not zoned/designated in a way that meets the definition of a "Shoreline Area" (i.e. the shoreline area between Sibbald Pt. Park and the Hamlet of Virginia). 	YES	IN PART	<input type="checkbox"/> NO
No changes proposed to address this matter. Staff believe the suggested flexibility is still warranted, but this is not a major concern.			
SECTION 5 - IMPLEMENTATION			
IS IT ADDRESSED IN PROPOSED PLAN, 2016?			
5.8 Monitoring/Performance Measures	<input type="checkbox"/> YES	IN PART	<input type="checkbox"/> NO
<ul style="list-style-type: none"> In the Draft Performance Monitoring Framework Discussion Paper, it was indicated that monitoring results will be reported to the public and used by the Province to inform the 10 year review of the 			

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Greenbelt Plan. This information was not made available with the first round of consultation, but should be part of the release of the round 2 consultation, with the proposed amendments to the GBP in order to assist in the formation of further comments to be submitted.	This is not a major concern.
KEY GEORGINA ISSUES	IS IT ADDRESSED IN PROPOSED PLAN, 2016?
<ol style="list-style-type: none"> 1. Pefferlaw Towns and Villages Designation 2. Hwy 404 Extension to Keswick Business Park Secondary Plan Area 3. Hwy 404 to Hwy 400 E/S Connection 4. Maple Lakes Estates 	These four key Georgina issues are discussed in greater detail in this report.



RURAL RESIDENTIAL USES

DC MARINE PROPERTY

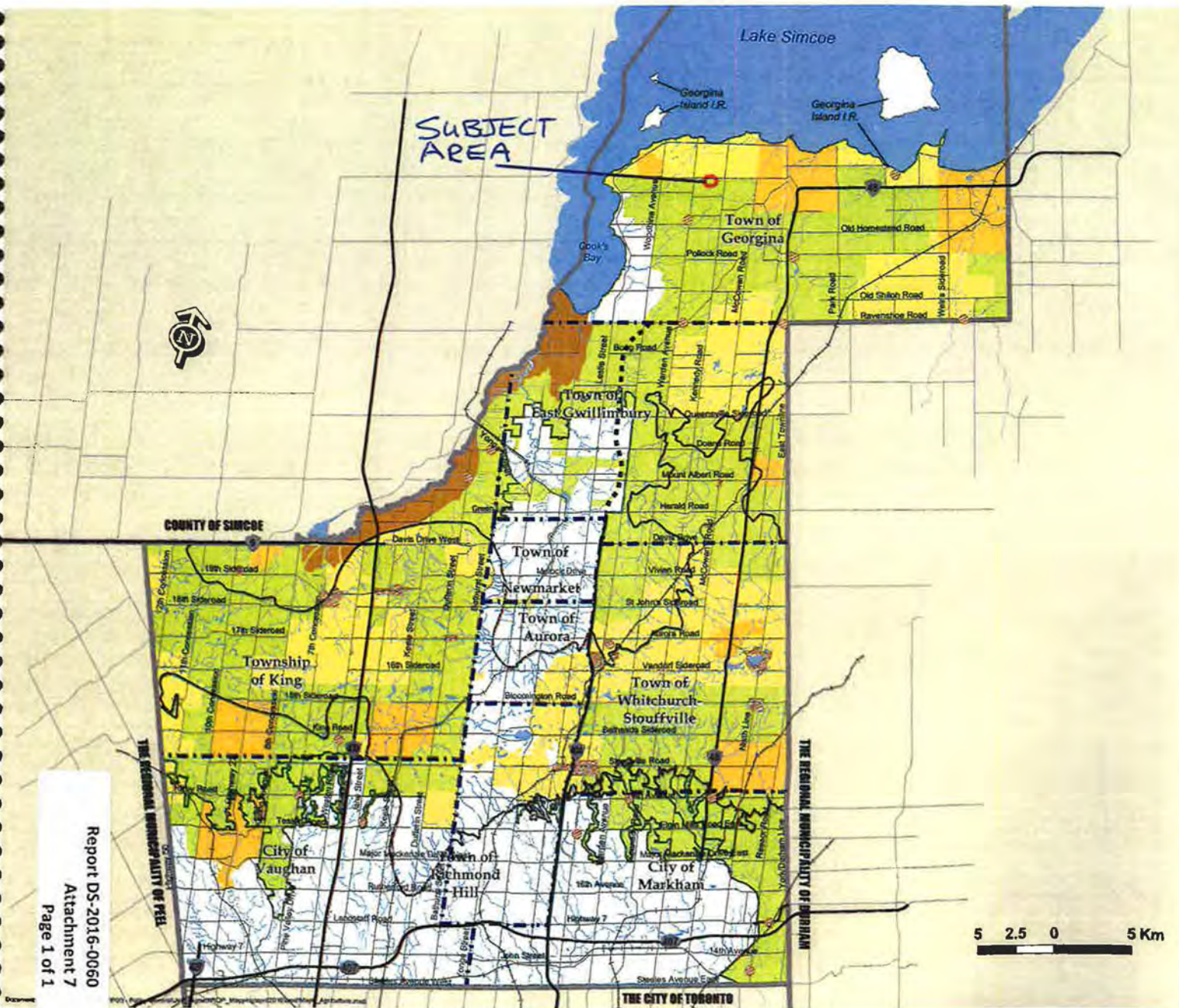
YORK REGION POLICE AND PUBLIC WORKS FACILITIES



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MAP 8

AGRICULTURAL and RURAL AREA



- Rural Area
- Agricultural Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Hamlet
- Oak Ridges Moraine Boundary
- Greenbelt Plan Area Boundary
- Provincial Highways**
- Existing
- Under Construction
- Municipal Boundary
- Regional Boundary

5 2.5 0 5 Km



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TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

INTER-OFFICE MEMORANDUM

July 27, 2016

To: Harold Lenters, Director of Development Services

From: Karyn Stone, Manager of Economic Development & Tourism

Re: Provincial Greenbelt and Growth Plan Review

I have undertaken a preliminary review of the proposed Provincial Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe. Please note that this review has been undertaken in the context of the recently approved 2016 Economic Strategy and Action Plan and the effect that the policies of these provincial plans may have on the implementation of the Town's Economic Action Plan. If deemed appropriate, please include these comments in your Report being prepared for Council's consideration on August 24, 2016.

Greenbelt Plan:

The research conducted as part of the Economic Development Strategy indicates that the Town of Georgina has a considerable number of owner operated businesses that are located both within the urban and rural areas of Georgina. And, that these uses should be considered as having the potential for expansion and job creation. In this regard, the Economic Development Division will be looking at ways to support the expansion of these businesses. It is important to note that notwithstanding the need to protect the land area that forms the agricultural system referenced in the Greenbelt Plan, many of these owner operated businesses are not suited for or permitted within urban serviced areas (ie. tree/landscaping services, indoor/outdoor storage facilities, home industries). In Georgina many of these types of existing uses are located within the Protected Countryside.

With a need to ensure that Georgina can continue to nurture businesses within the Protected Countryside, I have noted that the proposed plan clearly provides for Home Industry uses within the Agriculture and Rural systems. However, in reading the Explanatory Text of the Greenbelt Plan, it is not clear if these uses require an agricultural impact assessment prior to establishment. With respect to those businesses (ie. tree/landscaping services, indoor/outdoor storage facilities) which for various reasons are not suited to urban service areas and do not fall within the definition of Home Industries, establishment of same within the Protected Countryside is prohibited. Our discussion with the consultant during the preparation of the Economic Strategy indicates that the term "Near Urban" is a term that has been used to capture some of these uses

which are typically found in the rural areas. However, the term “Near Urban Use” although referenced in Section 3.1 and Section 1.2.2 of the proposed Plan is not defined.

Further to the above, and stressing the importance of rural based business to Georgina's economy, it is important that those small scale, space intensive industrial and commercial uses which do not require services, and are not appropriate for high quality planned industrial parks be permitted in the Rural Areas of the Protected Countryside. With a desire to ensure sufficient land areas are available and at the same time protect the lands that form part of the agricultural system, it is important that Provincial and Regional Planning documents provide accurate mapping for the Protected Countryside that is supported by on the ground research. At the current time the majority of land within the rural areas of Georgina is within the Agricultural Area. This would ensure that areas within the Protected Countryside that are not suitable for agricultural purposes are removed from the Agricultural Area designation and placed in the Rural Area designation, thereby allowing sufficient land area for the establishment of those small scale industrial commercial uses discussed above.

The Town's Economic Strategy indicates the need to “Enhance and Diversify the Tourism Industry”. In support of this objective, staff note that the proposed Greenbelt Plan contains goals related to Culture, Recreation and Tourism and specifically supports “enabling continued opportunities for sustainable tourism development”.

Growth Plan:

Given the detailed policies and the time required to review same, my comments are focused on supporting the development of the Keswick Business Park, which is to provide much of Georgina's future employment needs. In order to build out the entirety of the Business Park Lands, the extension of Hwy. 404 will be a key factor, yet there is no indication of the Hwy. 404 extension as a Future Transportation Corridor on Map 6. It is also important to note that the Hwy 404/400 transportation corridor which has been the subject of recent discussions by affected municipalities, has not been identified as a Future Transportation Corridor on Map 6.

With the Growth Plan being supportive of building complete communities and providing a strong and competitive economy, the introduction of these transportation routes should be included in the 2041 planning horizon, not necessarily to support or promote urban expansion but to improve Region wide transportation and goods movement and in particular support the build out of the Keswick Business Park. In this regard, staff and Council should be furthering discussions with affected municipalities and the Province to advance these transportation networks.

In summary, both documents appear to have a focus on supporting a strong economy which in the case of Georgina will ultimately require the growth and expansion of business opportunities in the Protected Countryside areas, along the Lake Simcoe Shoreline and in the Keswick Business Park.

Average Annual Share of Units in the Built Up Area by Local Municipality (2006-2015)

Municipality	Average Annual Share of Units in the Built-Up Area
Aurora	40%
East Gwillimbury	38%
Georgina	40%
King	23%
Markham	66%
Newmarket	63%
Richmond Hill	67%
Vaughan	37%
Whitchurch-Stouffville	21%
York	48%

Please note that the data above is based on building permit data.

<u>Phase</u>	<u>Area (HA)*</u>	<u>Total Single Detached</u>	<u>Total Semi Detached</u>	<u>Total Townhouses</u>	<u>Total Units</u>	<u>Total Density (UPGRH)</u>
Phase 1	22.60	138	98	83	319	14.12
Phase 2	6.48	61	34	85	180	27.78
Phase 3	5.44	100			100	18.38
Phase 4	4.11	85			85	20.68
Phase 5	7.10	120			120	16.90
Phase 6	9.88	134		48	182	18.42
Phase 7	8.62	157		52	209	24.24
Phase 8	8.25	144			144	17.45
Phase 9	58.04	813		49	862	14.85
739034 Ontario Inc.	2.08	23	12		35	16.80
Remaining Phases**	115.55	1596		281	1877	16.24
Total	248.16	3371	144	598	4113	16.57

*Area excludes, swm ponds and channels while including roads, parks, schools, buffer blocks and road widening blocks as per the GRH definition in the Keswick Secondary Plan

** Estimate only and subject to final calculation

Phase 9: P-2341 Des13 April 2, 2015

739034 Ontario Inc.: P-2450 Des4 December 4, 2014

M-Plans for Phases 1-8

CAMLANE PHASE 9



CAMLANE PHASE 9
UPH CALCULATIONS

	Singles = 32,501 Ha. + 16,365 + 6,008 + 0,971 = 55,845 Ha. 813 Units / 55,845 Ha. = 14.5 Suph.
	Townhouse Area = 1,110 Ha. + Street 0,635 = 1,745 Ha. 1,745 + 0,383 + 0,062 = 2,190 Ha.*
Combined Total = 862 Units / 58,035 Ha. = 14.8 uph.	
	ES = 2,489 Ha.
	1/2 Streets = 0,587 Ha.
	PARKS = 3,125 Ha.
	1/2 Streets = 0,190 Ha.
} = 6,391 Ha.	
Singles = 94% = 6,008 Ha.	
Townhs = 6% = 0,383 Ha.	
OUT	
	SWM = 5,871 Ha. = 8,629 Ha.*
	Channel = 2,698 Ha.
	Oxford Road Portion = 0,060 Ha.
	Buffer = 0,143 Ha.
	Road Wide = 0,319 Ha.
	Temp Road = 0,571 Ha.
} = 1,033 Ha.	
Singles = 94% = 0,971 Ha.	
Townhs = 6% = 0,062 Ha.	
	Streets = 17,777 Ha. - 0,635, - 0,587, - 0,190 = 16,365 Ha.
* TOTAL = DRAFT PLAN AREA	
TOTAL = 66,664 Ha.	

1:2500
JULY 22, 2015



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confusion. As outlined, the growth potential for Pefferlaw is minimal (approximately 100 residents between 2013 and 2031) and therefore, a smaller Settlement Area designation would more accurately reflect the future growth forecasted for this Settlement Area.

The Province has expressed a desire to “grow the Greenbelt” in order to add additional land to the 1.8 million acres of environmentally sensitive and agricultural land that currently form the Greenbelt. The Province has outlined a process and released criteria that must be met when considering possible Greenbelt expansions. Although this process and criteria are focused on lands located outside of the Greenbelt Plan area that may qualify for further protection, there is planning merit in applying this process and criteria to Settlement Area contractions. The contraction of the existing 2,518 hectare Pefferlaw Settlement Area boundary to a more logical limit would transfer the balance of the Settlement Area to the Greenbelt lands, thereby growing the Greenbelt.

As part of the Official Plan Review, the Town’s Planning consultant, MHBC Planning, prepared a report entitled “Review of Pefferlaw Hamlet Boundary”, which provides a detailed examination of the above planning rationale for contracting the Pefferlaw Settlement Area boundary. This analysis includes a recommended new boundary that is “form-fit” to the existing built-up areas and natural features. MHBC’s recommended boundary delineates a 976 hectare area. Town staff have completed an additional mapping review which includes an examination of the underlying land use designations and are recommending a boundary that delineates a 1,022 hectare area; an approximate 59% reduction from the current 2,518 hectare boundary. This final recommended boundary of the area to remain within the “Towns/Villages” designation for Pefferlaw within the Greenbelt Plan is shown on Attachments ‘3’ and ‘4’.

In summary, the relatively small level of growth forecasted for Pefferlaw does not warrant having of 2,518 hectares of “Towns and Villages” designation in the Greenbelt Plan. The contraction of this Settlement Area boundary would more accurately reflect growth forecasts, more effectively implement the Town’s Official Plan growth management policies, better protect natural heritage/hydrologic features and Prime Agricultural Lands, address an optics issue regarding the physical size of the Pefferlaw Settlement Area and assist the Province in their desire to grow the Greenbelt.

4.32 Hwy 404 Extension to Keswick Business Park Secondary Plan Area

A policy objective in the Town’s Draft Official Plan, April 2015, is to develop complete communities that provide a variety of opportunities for housing and employment. Complete communities provide residents with the opportunities to live, work and play in one community. A key component of a complete

community is the provision of employment lands which provide employment opportunities for local jobs to residents.

The Keswick Business Park Secondary Plan Area is identified as the main employment area in the Town. At complete build-out, this area is forecasted to provide approximately 8,000 jobs. Due to the significant traffic demands that these types of uses generate, as well as their reliance on the efficient movement of goods and people, many of these types of large-scale employment uses are required to be serviced by direct highway access.

From a Provincial policy standpoint, the PPS, 2014 requires the protection of corridors and rights-of-way for infrastructure, including transportation, to meet current and projected needs (Section 1.6.8.1). The PPS, 2014 also recognizes the requirement for employment areas to be well serviced by appropriate infrastructure, including transportation corridors (Section 1.3.2.1) and reciprocally, the province protects Employment Areas in proximity to primary transportation corridors (Section 1.3.2.3).

Carrying this Provincial policy forward, the Town's Draft Official Plan, April 2015 identifies this area as a "Key 404 Extension" and contains associated policies that encourage early implementation of the Highway 404 extension to Glenwoods Avenue, which will be the main highway interchange servicing the Keswick Business Park.

Similar to the above Provincial and Town policies, staff recommend that a policy be added to the updated GPGGH that prioritizes development of Highway 404 to Glenwoods Avenue. Such a policy would allow government agencies and developers the ability to discuss interim solutions such as constructing a temporary regional road in this location until a full highway is built. Such a policy would recognize the important relationship between employment areas and transportation corridors, consistent with Provincial and Town policy. It is suggested that this policy direction be reflected through appropriate mapping updates showing the existing Highway 404 extension to Ravenshoe Road as an "Existing Major Highway" and the extension of Highway 404 to Glenwoods Avenue as "Highway Extensions".

Staff also recommend that the GPGGH be revised to reflect a Highway 400 - Highway 404 connection. The Environmental Assessment for this corridor was approved on August 28, 2002 and would connect Highway 400 in the Town of Bradford West Gwillimbury to Highway 404 in the Town of East Gwillimbury. This corridor will facilitate more efficient movement of goods and people to and from the western parts of the Greater Toronto Area and benefit the Town from an economic development standpoint. As such, Town staff are recommending that

the updated GPGGH include policies and mapping revisions to reflect this critical highway linkage.

4.3.3 Maple Lake Estates

The planned 1073 residential unit Maple Lake Estates Adult Lifestyle Retirement Community (Maple Lake Estates or MLE) is located on the property shown on Schedules '2' and '3' of Report No. PB-2013-0062 which is included as Attachment '5'.

Through the previous circulation of Staff Report No. PB-2013-0032, Council has been apprised of the history of MLE with respect to the existing development approvals, and the past engineering/infrastructure work that has taken place.

Furthermore, through the education session held on February 18, 2015, Council was provided an update on the status of confidential meetings that have occurred between the Town, Ministry of Municipal Affairs and Housing (MMAH), York Region, Lake Simcoe Region Conservation Authority (LSRCA), North Gwillimbury Forest Alliance (NGFA) and the MLE owners, regarding a possible transfer of development rights to other lands they also own; and, the separate, but related matter, regarding the proposed new LSRCA Guidelines for the implementation of O.Reg.179/06.

In view of this, the historical background will not be repeated here, but rather the options that staff believe Council can consider with respect to commenting on MLE in relation to the GBP, are presented below and then analyzed thereafter:

Options:

Option 1 – (Support MLE As Is – Request No Changes to GBP)

If Council is in support of the construction of MLE as per the existing planning approvals, Council should request the Province to maintain the Towns and Villages designation, and also keep the subject land outside of the Natural Heritage System designation, as is currently the situation in the GBP.

If these GBP designations remain intact, there would be no reason or basis to change the York Region Official Plan or Town Official Plan and, thus, the development could proceed subject to obtaining a permit from the LSRCA, and the assignment of servicing allocation by the Town.

Option 2 – (Support MLE Re-Design – Request No Changes to GBP)

If Council is in support of trying to facilitate a more environmentally sensitive re-design of MLE, then it also makes sense to maintain the existing designations within the Greenbelt Plan, and then direct staff to commence negotiations with the various parties to develop a redesigned MLE. If that negotiation process proved successful, the next step would be to proceed with amending the existing York Region and Town Official Plans accordingly. Should these documents be amended, then the other local planning processes involving applications for plan of subdivision or condominium or site plan, along with an application to amend the Zoning By-law could take place.

Council may recall that this was previous Council's direction to staff, stemming out of Council's consideration of Report No. PB-2013-0032 on March 25, 2013. But that direction changed as a result of Report No. PB-2013-0062, which is included as Attachment '5'. This report advised of the opportunity for a MLE development rights exchange to other lands located south of Deer Park Road under the MLE ownership group, ("Deer Park South Lands"), as shown on Schedule '4' in Report No. PB-2013-0062 included as Attachment '5'. Staff was directed to consult further on this new opportunity and then report back to Council.

Option 3 – (Neither Support Nor Oppose MLE – No comment on GBP)

Another option may be for Council to provide no comment or indifferent feedback with respect to the current status of MLE within the GBP. This could be an option should Council not have a strong opinion, one way or the other, in terms of building or not building MLE. Similarly, Council may be of the position that the pros and cons of either developing or not developing MLE are on balance equally acceptable.

Option 4 – (Do Not Support MLE – Request Changes to GBP)

If Council does not support the existing approved MLE because it desires to protect the wetlands and woodlands, it should request the Province to remove the Towns and Villages designation from the subject land, and include the land within the Protected Countryside and Natural Heritage System (NHS) designations in the GBP, and to also remove any transition provisions as may currently apply and permit MLE.

If the Province implements the above request, then this would allow the Region and the Town to proceed with amending their respective planning documents to include designations and policies which would not permit MLE on the subject land.

Option 5 – (Do Not Support MLE – Request Changes to GBP to facilitate Development Rights Transfer)

If Council does not support the approved MLE because it wants to protect the wetlands and woodlands, it should request the Province to remove the Towns and Villages designation and include the land within the Protected Countryside and NHS designations, and to remove any conflicting transition provisions. Council should as well, simultaneously request changes to the GBP which would facilitate the transfer of the MLE development rights onto Deer Park South Lands.

More specifically, this would be a request to the Province to designate the portions of the Deer Park South Lands that do not contain any significant environmental features as Towns and Villages, while removing the Towns and Villages designation from the MLE lands and protecting the environmental features on both the MLE lands and the Deer Park South Lands through the NHS designation.

Analysis of Options:

Section 2 of the Planning Act sets out eighteen matters of provincial interest for which the Minister, the council of a municipality, a local board, a planning board and the Municipal Board shall have regard to in carrying out their responsibilities under the Act. The first matter of provincial interest is under Section 2(a) which states:

“the protection of ecological systems, including natural areas, features and functions,”

Part I: Preamble of the PPS, 2014 states:

“The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development...”

Section 2.0, Wise Use and Management of Resources of the PPS, 2014, provides the primary policy direction with respect to the above noted provincial interest. A copy of this policy direction from the PPS, 2014 is included as Attachment '6'.

Based on the Planning Act and the PPS, 2014, it is clearly a matter of provincial, regional and local interest, that the MLE lands not be developed, but rather that the lands be protected as a natural area. However, it must be recognized that notwithstanding what the PPS, 2014 directs, the Greenbelt Plan currently permits

the development of MLE. It is also important to note that under the provisions of the PPS, 2014 and the Greenbelt Plan legislation, the Greenbelt Plan prevails over the PPS, 2014 to the extent of any conflict.

In view of the above, it is staff's opinion that in assessing the options presented earlier, the preferred option is the one that provides the greatest chance (or least amount of downside risk) of being successful in protecting the MLE lands from any development, and preserving it as natural area in perpetuity.

Furthermore, good planning would dictate that all of the existing MLE approvals in the Greenbelt Plan, the Region's Official Plan and the Town's Official Plan and Zoning By-law, must be changed to the appropriate protective land use designations, policies and zoning. The dedication of the MLE property to a public authority is also a highly desirable outcome in terms of ensuring the property's long term protection as a natural area.

In consideration of the above, Options 1 and 2 should be eliminated as these do not serve to adequately protect the wetlands and woodlands.

Option 3 is only appropriate if Council is satisfied with the development possibly happening. If Council has a desire to protect the property, as staff believes it should, then Option 3 is not recommended. Also, this option fails to deal with the fact that the population from MLE is part of the Region and Town's projected population targets that need to be accommodated within Georgina.

This leaves Options 4 and 5. They are essentially the same, but with one significant difference - Option 5 includes support for a development rights exchange, while Option 4 does not.

Option 4 might appear appropriate in that it requests the Province to change the Greenbelt Plan in a manner intended to protect the MLE lands from development. If the intention is that development of the property should not occur (as it shouldn't according to the PPS, 2014), then the Towns and Villages designation must be removed, and the property included within the NHS designation. While this option seems on the surface to make sense, an important question to ask is: Why would the Province do something now that it intentionally did not do 10 years ago when it created the Greenbelt Plan? It's not like the planning landscape has changed, as the PPS policies back then were equally protective of wetlands and woodlands. Clearly, the Province must have had regard to other factors in designating the MLE property as Towns and Villages and not including the land within the NHS. Staff are very concerned that the Province would not implement changes to the GBP unless such changes were accompanied by a development rights exchange, which leads to the consideration of Option 5.

Before addressing the merits of that Option, pursuant to discussions with the Town Solicitor, it is important to note that the owners of the MLE lands have made substantial investments in the infrastructure necessary to service the site, and that the Town has an agreement with the landowner to allocate servicing capacity to MLE when such capacity is available and the development is ready to proceed. It seems likely, then, that if the Province were to decline to amend the GBP, and the Town purported to revoke the existing MLE approvals without supporting the transfer of development rights contemplated in Option 5, the owner would challenge the Town's ability to resile from this agreement, both in the courts and in appeals before the OMB relating to the changes to the Town's and Region's planning documents that would be necessary to eliminate the owner's ability to develop the site. Such a challenge would place the Town's ability to prevent the development at risk, not to mention the potentially large costs the Town would incur in maintaining its position before both the courts and the Board.

Option 5 certainly is not something new, but has been the subject of a report to previous Council and a number of meetings with the various parties. Such meetings were suspended as a result of the last Provincial and municipal elections, and have not yet re-started.

Through the Ministry of Municipal Affairs, the previous provincial government had advised Town officials that it was in support of helping to facilitate a development rights transfer from the MLE lands to the Deer Park South Lands. York Region and the LSRCA were also supportive of this development rights transfer. In the course of the meetings between the parties which took place in 2014, however, representatives from the North Gwillimbury Forest Alliance (NGFA) presented an alternative location for a MLE development rights transfer, being to the undeveloped Metrus lands in South Keswick. In response to this proposal, a lawyer representing MLE, Mr. David Bronskill, submitted a letter to the Town confirming that "the lands owned by Maple Lake and the lands in south Keswick are under different ownership", and that there is therefore "no opportunity to 'exchange' development approvals between these two projects". Subsequently, the Town solicitor, Mr. Michael Bigioni, provided a letter to the CAO that was then presented to Council in closed session, which addresses Mr. Bronskill's letter, and the impact the position he (Mr. Bronskill) has expressed on behalf of Maple Lake Estates Inc. is likely to have on the goal of preserving the MLE lands free of development. Based on the solicitors' comments, staff do not see the lands in south Keswick as being a viable developments rights transfer alternative, as there is a high likelihood of such a transfer not being successfully implemented.

Following careful consideration of all five options, staff are of the opinion that Option 5 is the preferred option, as it meets the goal of preserving the natural features on the MLE lands, while providing the greatest certainty of being

successful. Staff recognize that this option will result in a loss of some farmland, but that is the trade-off that appears to be necessary in order to remove the long standing planning approvals on the MLE lands, with the least risk involved. It should also be understood that from a provincial policy perspective, urban development is not absolutely prohibited from occurring on prime agricultural lands. In this regard, the Greenbelt Plan provides for the possible expansion of Towns and Villages on prime agricultural lands that are not specialty crop areas. The pertinent policies in this regard are included as Attachment '7'.

In staffs view, there is considerable risk in relying on the decision of an outside agency, which in this case means a LSRCA decision on a Section 28 development permit, in order to try to stop the MLE development. And even if the LSRCA staff and Board refuse to issue a permit, that refusal can be appealed to another decision making body, and there is no guarantee that the refusal will be upheld. This risk is further enhanced by the LSRCA Board's recent adoption of a resolution directing that the start date for the implementation of the Authority's new Watershed Development Policy guidelines is June 1, 2015.

There has also been some concern raised about the lack of information on what the design of a new development on the Deer Park South Lands would look like, and the process that would or should be undertaken in this regard. While in some sense this concern is understandable, on the other hand it would be premature to begin designing the details of a development when the more general land use principles and policies have yet to be established. The Province has previously indicated that should the principle of development of the Deer Park South Lands be permitted under the GBP, the lands would then need to go through all of the required Planning Act applications/ approvals processes, including public consultation and possible appeals to the OMB, in order to arrive at the final development design. Certainly, one can see the potential and opportunity that exists in designing the site in terms of implementing Low Impact Development (LID) design features through the assistance of the LSRCA. Another idea may be to preserve a portion of the farmland for the purpose of a local food/market garden for future residents of the development.

In summary, Option 5 provides the best opportunity to:

1. Permanently protect the MLE lands from any development through appropriate changes to the planning documents at the Provincial, Regional and Town levels;
2. Accommodate the projected MLE population/growth as required under the Region and Town Official Plans, in a more compact form of development that would utilize considerably less land than the 500+ acres that would have been consumed by the existing approved MLE;

3. Transfer the MLE lands into public (municipal) ownership, which provides for greater long term protection; and
4. Accommodate the MLE growth within the same general area of the MLE lands.

Finally, correspondence from both the LSRCA and York Region indicate continued support for transfer of development rights to the Deer Park South Lands as being the best option to protect and preserve the MLE lands as a natural area (refer to Attachments '8' and '9').

5. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Formal public consultation and notification for this report is not required. However, a number of individuals and organizations had previously requested notification of the Town's review of the Greenbelt Plan. These individuals and organizations were contacted by email to advise them of this report coming before Council. (refer to Attachment '10'). As of the date of the completion of this report (May 5, 2015), the writer has not received any correspondence from these notified individuals or organizations.

6. FINANCIAL AND BUDGETARY IMPACT:

There are no direct financial or budgetary impacts stemming from this report.

7. CONCLUSION:

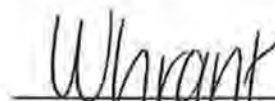
The GPGGH and GBP are important documents in the Ontario Planning System. Staff strongly support the purpose and intent of each Plan, and with certain changes and revisions these Plans can be improved to better serve the needs of Georgina. In this regard, the recommendations in Section 1 are respectfully submitted to Council for consideration of support and submission to the Province.

Submitted by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP,
Director of Planning and Building

Approved by:



Winanne Grant, B.A. AMCT, CEMC
Chief Administrative Officer

5 May 2015

Additional Recommended Changes / Additions to Proposed Growth Plan, 2016 and Proposed Greenbelt Plan, 2016

- That the Province's proposed collaborative exercise to provide consistent identification of the Agricultural System, including the mapping identifying Prime Agricultural Areas, be a more comprehensive and rigorous process that results in a System that reflects the reality of the landscape and does not include areas that are not part of the existing agricultural land use base or would not reasonably be expected to be used for agricultural purposes in the future.
- That the PGBP 2016 be modified to include a policy that allows local municipalities to recognize small areas or pockets of non-agricultural uses within the defined Prime Agricultural Area and allow the opportunity for redevelopment provided such redevelopment is compatible with, or does not conflict with, the surrounding uses.
- That the first sentence of Section 4.1 Non-Agricultural Uses of the PGBP 2016 be modified so it reads as follows:

“The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors, as well other rural land uses that are not appropriate in settlement areas.”
- That the Province not adopt or defer the proposed 60% built-up area intensification target and the proposed 80 residents and jobs per designated greenfield hectare target, in order to undertake a detailed examination, in consultation with all affected municipalities, of the planning implications, impacts and feasibility of achieving these new targets, in order to determine the appropriateness of these targets or to reach alternative targets that are appropriate. Furthermore, this work should be done in conjunction with policy 2.2.1.5, which requires the Ministry to develop a standard methodology for assessing land needs to accommodate growth.
- That the Province undertake a review and adjustment of the “built-boundary”, which recognizes the designated greenfield area lands that have been developed since the establishment of the built boundary.
- That the Province include an additional policy in Section 2.2.5.6 which has the effect of providing the ability for municipalities to identify a hierarchy of employment lands and to determine other types of uses that can be prohibited from locating in “employment areas”.
- That the Province establish appropriate municipal conformity time-frames of a reasonable length that would not commence until such time as all of the key materials and information that provides supplementary direction for the implementation of the Growth Plan and Greenbelt Plan have been made available to municipalities.