



July 23, 2020

Christopher Raynor, Regional Clerk  
Paul Freeman, Chief Planner  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Email: [regionalclerk@york.ca](mailto:regionalclerk@york.ca)

Email: [paul.freeman@york.ca](mailto:paul.freeman@york.ca)

Dear Mr. Raynor and Mr. Freeman:

**Re: SRPRS.20.109 – A Place To Grow: Growth Plan for the Greater Golden Horseshoe – Proposed Amendment 1**

Richmond Hill City Council, at its special meeting held on July 23, 2020, adopted the following recommendations:

- a) That staff report SRPRS.20.109 regarding proposed amendments to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, be received;
- b) That the Region of York, when allocating the Region's share of the Growth Plan's forecast population and jobs to lower tier municipalities, duly account for the considerable growth potential of Richmond Hill afforded by the impending Yonge Subway extension, the completion of the bus rapid transit system along Yonge Street and Highway 7 and Richmond Hill's GO stations;
- c) That the Region of York, when undertaking the Region's Land Needs Assessment, duly account for how Richmond Hill's exemplary intensification levels would facilitate the designation of the lands around the Gormley GO Station as a MTSA without impacting the ability of the City to meet the Growth Plan's minimum 50% intensification target;
- d) That the above documents to staff report SRPRS.20.109, also be forwarded by the City Clerk to the Clerk and Chief Planner of York Region for information.

In accordance with Council's directive, please find attached a copy Staff Report SRPRS.20.109 regarding A Place To Grow: Growth Plan for the Greater Golden Horseshoe – Proposed Amendment 1.

If you have any questions, please contact Sybelle von Kursell, Manager, Policy Planning at 905-771-2472 or Patrick Lee, Director, Policy Planning at 905-771-2420.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S. Huycke".

Stephen M.A. Huycke  
Director of Legislative Services/City Clerk

Attachments

**Extract from Electronic Special Council Meeting  
C#32-20 held July 23, 2020  
Confirmatory By-law 103-20**

**3. Scheduled Business**

**3.3 SRPRS.20.109 - A Place To Grow: Growth Plan for the Greater Golden Horseshoe - Proposed Amendment 1**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That staff report SRPRS.20.109 regarding proposed amendments to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, be received;

b) That the Region of York, when allocating the Region's share of the Growth Plan's forecast population and jobs to lower tier municipalities, duly account for the considerable growth potential of Richmond Hill afforded by the impending Yonge Subway extension, the completion of the bus rapid transit system along Yonge Street and Highway 7 and Richmond Hill's GO stations;

c) That the Region of York, when undertaking the Region's Land Needs Assessment, duly account for how Richmond Hill's exemplary intensification levels would facilitate the designation of the lands around the Gormley GO Station as a MTSA without impacting the ability of the City to meet the Growth Plan's minimum 50% intensification target;

d) That the above documents to staff report SRPRS.20.109, also be forwarded by the City Clerk to the Clerk and Chief Planner of York Region for information.

Carried Unanimously



## Staff Report for Special Council Meeting

**Date of Meeting:** July 23, 2020  
**Report Number:** SRPRS.20.109

**Department:** Planning and Regulatory Services  
**Division:** Policy Planning

**Subject:** **A Place To Grow: Growth Plan for the Greater Golden Horseshoe, Proposed Amendment 1**

---

### **Purpose:**

To inform Council of proposed amendments to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and its associated Land Needs Assessment Methodology, and seek Council endorsement of comments to be shared with the Province and Region of York regarding these proposals.

### **Recommendation(s):**

- a) That staff report SRPRS.20.109 be received.
- b) That the Region of York, when allocating the Region's share of the Growth Plan's forecast population and jobs to lower tier municipalities, duly account for the considerable growth potential of Richmond Hill afforded by the impending Yonge Subway extension, the completion of the bus rapid transit system along Yonge Street and Highway 7 and Richmond Hill's GO stations.
- c) That the Region of York, when undertaking the Region's Land Needs Assessment, duly account for how Richmond Hill's exemplary intensification levels would facilitate the designation of the lands around the Gormley GO Station as a MTSA without impacting the ability of the City to meet the Growth Plan's minimum 50% intensification target.
- d) That the above documents also be forwarded by the City Clerk to the Clerk and Chief Planner of York Region for information.

### **Contact Person:**

Sybelle von Kursell, Manager, Policy, Policy Planning

### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

## **Page 2**

**Approved by:** Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

## Page 3

### Background:

On June 16, 2020, the Minister of Municipal Affairs and Housing announced that he is proposing to amend the Growth Plan and take complimentary actions regarding the Growth Plan Land Needs Assessment Methodology and Provincially Significant Employment Zones, see Attachment 1.

This announcement was also posted on the Environmental Registry (see [ERO 019-1680](#)).

### Proposed Amendment to the Growth Plan

As outlined in the attached letter, the proposed Growth Plan amendment, if passed, would:

- Extend the planning horizon to 2051
- Extend the population and job forecast (Schedule 3) to 2051 (Note: These forecasts are informed by a [report](#) prepared by Hemson Consulting taking into consideration 2016 Census data and Ministry of Finance forecasts, demographic and economic trends, among other things.)
- Permit upper and single tier municipalities to apply higher forecast numbers than those provided in the updated Schedule 3; and
- Permit an employment area conversion for lands that are located in both a Provincially Significant Employment Zone and a Major Transit Station Area, outside of a municipal comprehensive review process.

A copy of the proposed amendment is provided in Attachment 2 of this report. At this time, three possible growth forecast scenarios are provided: (1) Reference, (2) Low, and (3) High. Furthermore, there are two options for each scenario, one providing growth forecasts in 10-year increments, and the other only providing the 2051 forecast. As noted in the Supporting Document provided in Attachment 3, the Reference Forecast represents the most likely future growth outlook and is the result of extensive modelling and analysis. The High and Low scenarios represent other possible growth outlooks based on different assumptions.

The selected forecast will help to inform Provincial and Regional decision-making regarding the use of land to support residential and economic growth, and will inform financial strategies to recover growth-related capital investments related to infrastructure and transit, among other matters. Accordingly, it is important to determine the most likely scenario for growth at the provincial, regional and local scale.

The Reference Forecast for York Region is 2,020,000 residents and 990,00 jobs by 2051. This forecast for continued population and job growth within the Region bodes well for the City's growth aspirations.

## Page 4

### Proposed Transition Regulation

The Province is also proposing a minor change to the Places to Grow Act's Ontario Regulation 311/06 regarding transition. The effect of the change would mean that the amendment once passed will come into effect; meaning all planning applications, including the York Region MCR, must conform with the Growth Plan as amended. Furthermore, the proposed regulatory change does not change the timing for the Region to ensure that its plan conforms with the Growth Plan – which is by July 1, 2022.

### Proposed Land Needs Assessment Methodology

Complementary to the proposed amendment, the Ministry is also consulting on the development of a new Land Needs Assessment Methodology (LNA) see [ERO 019-1679](#). The proposed methodology is a major departure from its predecessor issued in 2018, as it is largely a list of principles and general directions rather than a step-by-step guide to determining land need. The LNA requires the application of Growth Plan policies, including the consideration of intensification and density targets, as well as the forecasted growth to Upper and Single Tier municipalities. The Region of York is responsible for undertaking a LNA prior to proposing any expansion to its urban boundary, when undertaking its municipal comprehensive review (official plan update).

The Chief Planner for the Region provided a memo to York Region Council on June 25<sup>th</sup> regarding the proposed changes to the Growth Plan and the LNA, see Attachment 4. Regional staff have some concerns with the flexible approach to the land need assessment methodology. Regional staff propose to bring more detailed comments for Provincial consideration to a July 30<sup>th</sup> Regional Council meeting for Regional Council endorsement.

The proposed LNA methodology directs that at a minimum, 50% of residential growth must be directed to built-up areas as defined by the Growth Plan. For Richmond Hill, the “built boundary” is depicted in Schedule A3 of the [Official Plan](#), and is the majority of the City's settlement area. Over the past several years Richmond Hill has consistently exceeded the minimum 50% intensification target. Based on the current policy permissions for land use and density in the Official Plan and the recent trends of high levels of intensification in Richmond Hill, there is ample ability for Richmond Hill to continue to meet and exceed the 50% target.

On the basis of Richmond Hill's exemplary levels of intensification and Council's request to the Region to consider a MTSA for the lands surrounding the Gormley GO station; when undertaking its LNA, should the Region determine that there is a need for a settlement boundary expansion, consideration should be given to consult with the Province and consider lands surrounding this existing GO station.

To facilitate the foregoing, City staff will continue to monitor and participate in Local Municipal Working Group meetings to provide guidance and support to Regional staff,

## Page 5

as they work to complete the Land Needs Assessment and prepare recommendations regarding the allocation of population and jobs to lower tier municipalities.

### **Provincially Significant Employment Zones**

The province has identified most of the City's employment lands along highway 404 as a Provincially Significant Employment Zone. Through this recent announcement, the Province has committed to consider how Provincially Significant Employment Zones can support post-COVID economic recovery through engagement with businesses, municipalities, Indigenous communities and organizations, and the development industry. Accordingly, City staff will participate in the Provincial consultation.

### **Implications for the City Richmond Hill**

Generally, the aforementioned changes do not have any direct impact on Richmond Hill at this time, given that the allocation of population and job forecasts and the undertaking of a Land Needs Assessment are both Regional responsibilities.

As the Region works through the Land Needs Assessment methodology and ensuing allocation of population and jobs forecast to local municipalities, it should have regard for the considerable growth potential of Richmond Hill as well as the ability to leverage the Gomley GO station as a MTSA. Accordingly, City staff will continue to work with the Region as they undertake their Land Needs Assessment.

Likewise, with respect to the Provincial consultation regarding economic recovery within Provincially Significant Employment Zones, City staff will participate in related discussions.

### **Financial/Staffing/Other Implications:**

None.

### **Relationship to the Strategic Plan:**

This report supports Goal One of the Strategic Plan – Stronger Connection in Richmond Hill, wherein it states that the City should engage with other levels of government regarding issues. Monitoring and being aware of Provincial and Regional issues related to major land use policy changes, ensures that the City is apprised of proposed changes and is able to voice concerns where needed. This report provides information for Council's consideration and awareness.

### **Next Steps:**

- Regional Council discussion regarding proposed changes, July 30, 2020
- Province to finalize and approve Amendment 1
- Province to update Land Needs Assessment Methodology

## Page 6

- City staff to participate in discussions with the Province regarding economic recovery opportunities for businesses located in PSEZs.
- City Staff to report back to Council regarding these Provincial and the Regional initiatives.

### **Conclusion:**

The Province has proposed an amendment to the Growth Plan and a new land needs assessment methodology, and is also considering economic recovery opportunities for businesses located in Provincially Significant Employment Zones (PSEZ). The proposed amendment largely impacts the Regional Municipal Comprehensive Review that is presently underway. The impact of these proposals to the City of Richmond Hill will not be known until the Region has disclosed the findings of its LNA and shared its proposed allocation of population and jobs to lower tier municipalities, and the Province has disclosed its plans for economic recovery within PSEZs.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Attachment 1, Letter from the Minister of Municipal Affairs and Housing, dated June 16, 2020
- Attachment 2, Consultation Document: Proposed Amendment 1 to A Place to Grow
- Attachment 3, Supporting Document: Proposed Amendment 1 to A Place to Grow
- Attachment 4, Memo from Paul Freeman, Chief Planner, to York Region Council, dated June 25, 2020

## Page 7

### Report Approval Details

Document Title:	SRPRS.20.109-Growth Plan Amendment 1.docx
Attachments:	- SRPRS.20.109-Att1-MMAHMinisterLetter.pdf - SRPRS.20.109-Att2-MMAHConsultation-ProposedAmendment1.pdf - SRPRS.20.109-Att3-MMAHSupportingDocument.pdf - SRPRS.20.109-Att4-YorkRegionMemo.pdf
Final Approval Date:	Jul 20, 2020

This report and all of its attachments were approved and signed as outlined below:

**Patrick Lee - Jul 20, 2020 - 9:06 AM**

**Kelvin Kwan - Jul 20, 2020 - 9:56 AM**

**MaryAnne Dempster - Jul 20, 2020 - 11:45 AM**



**From:** Minister Steve Clark [<mailto:mah@ontario.ca>]

**Sent:** June 16, 2020 9:48 AM

**To:** Kelvin Kwan

**Subject:** Letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing

*La version française suit.*

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires  
municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2020-1287

June 16, 2020

Mayor Dave Barrow  
Town of Richmond Hill

Mayor Barrow:

In 2019, our government introduced *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* ('the Plan', '*A Place to Grow*') as part of the **More Homes, More Choice: Ontario's Housing Supply Action Plan**. Today, I am writing to notify you of proposed changes to the Plan including updates and policy changes to the population and employment forecasts, a change to the Plan horizon year, a new Land Needs Assessment methodology, adjustments to the aggregates policy framework, new policies to address Major Transit Station Areas within Provincially Significant Employment Zones (PSEZs), and other policy revisions that support our government's objectives to increase housing supply, create more jobs, attract business

investments and better align infrastructure. We are asking for your input on these proposed amendments to the Plan.

I realize the proposed changes come at a time of uncertainty when many municipalities are managing urgent matters related to our shared work to protect the health and well-being of our residents across Ontario. The Greater Golden Horseshoe (GGH) will be critical to economic recovery from the impacts of the COVID-19 outbreak. The GGH is a key economic driver of both the province and the nation, with more than 85 per cent of the province's population growth expected in this region by 2051. In fact, we are anticipating that by 2051 this region will grow to nearly 15 million people and accommodate seven million jobs. In order to support municipalities in preparing for this anticipated growth so that you can complete your municipal comprehensive review and official plan revisions, my ministry is proposing these targeted revisions to *A Place to Grow* to make it faster and easier for municipalities in the region to plan for growth.

Details of the proposed changes are as follows:

- [Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe: 019-1680](#)
- [Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe: 019-1679](#)
- [Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe on Ontario's Regulatory Registry: 20-MMAH006](#)

The proposed changes would work together to provide more flexibility and foresight to municipalities into demographic, employment, market demand, and housing affordability trends in the GGH. The consultation period will close on July 31, 2020. We look forward to receiving any comments you may have.

The next phase of work on PSEZs, which will begin shortly, will examine how they can support post-COVID economic recovery to support the retention and expansion of existing industrial and manufacturing operations and attract investment. The government continues to view PSEZs as an important tool and looks forward to engaging with businesses, municipalities, Indigenous communities and organizations, and the development industry to maximize opportunities within a PSEZ.

Should you or your staff have any questions about *A Place to Grow* or the proposed changes, please contact the Ontario Growth Secretariat at [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca).

Thank you for your ongoing commitment to strengthening the quality of life and the economic growth of your community and the province of Ontario.

Sincerely,



Steve Clark  
Minister

c: Kelvin Kwan  
Commissioner of Planning  
Town of Richmond Hill

Neil Garbe  
Chief Administrative Officer  
Town of Richmond Hill

---

Le 16 juin 2020

Mayor Dave Barrow :

En 2019, notre gouvernement a publié *En plein essor : Plan de croissance de la région élargie du Golden Horseshoe* (« le Plan », « *En plein essor* ») dans le cadre de l'initiative **Plus d'habitations, plus de choix : Plan d'action pour l'offre de logements de l'Ontario**. Aujourd'hui, je vous écris pour vous informer des changements que nous proposons d'apporter au Plan, qui incluent des modifications aux politiques et une mise à jour des prévisions sur le plan démographique et de l'emploi, une modification à l'horizon du Plan, une nouvelle méthode d'évaluation des besoins en terrains, des ajustements au cadre stratégique sur les agrégats, l'adoption de nouvelles politiques concernant les zones de grande station de transport en commun dans les zones d'emploi d'importance provinciale,

ainsi que des révisions à d'autres politiques pour appuyer les objectifs de notre gouvernement, qui sont d'accroître l'offre de logements, de créer plus d'emplois, d'attirer les investissements des entreprises et de mieux aligner l'infrastructure. Nous souhaitons avoir votre opinion sur les changements proposés au Plan.

Je suis conscient que ces changements sont proposés alors que nous vivons une période d'incertitude et que bien des municipalités doivent gérer des questions urgentes dans le cadre de nos efforts collectifs pour protéger la santé et le bien-être de nos citoyens partout en Ontario. La région élargie du Golden Horseshoe (REGH) sera déterminante pour la relance économique à la suite de l'épidémie de COVID-19. La REGH est un important moteur économique, tant à l'échelle provinciale que nationale, puisque qu'elle devrait être le berceau de plus de 85 % de la croissance démographique de la province d'ici 2051. En fait, on s'attend à ce que d'ici 2051, la région compte près de 15 millions de personnes et sept millions d'emplois. Afin d'aider les municipalités à se préparer à cette croissance et à procéder à un examen détaillé et à une révision de leurs plans officiels, mon ministère propose des révisions ciblées au plan *En plein essor* pour faciliter et accélérer la planification de la croissance dans la région.

Les changements proposés sont les suivants :

- [Proposition de modification n° 1 à \*En plein essor\* : Plan de croissance de la région élargie du Golden Horseshoe : 019-1680](#)
- [Méthode d'évaluation des besoins en terrains proposée pour \*En plein essor\* : Plan de croissance de la région élargie du Golden Horseshoe : 019-1679](#)
- [Proposition de modification n° 1 à \*En plein essor\* : Plan de croissance de la région élargie du Golden Horseshoe sur le Registre ontarien de la réglementation : 20-MMAH006](#)

Les changements proposés agirait en synergie afin de fournir aux municipalités une plus grande souplesse et une capacité de prévoyance accrue en ce qui a trait aux tendances sur le plan démographique, de l'emploi, de la demande du marché et de l'abordabilité du logement dans la REGH. La période de consultation se termine le 31 juillet 2020. Nous sommes impatients de prendre connaissance de vos observations.

La prochaine étape des travaux concernant les zones d'emploi d'importance provinciale, qui devrait être entreprise sous peu, se penchera sur la façon dont ces zones pourraient soutenir la reprise postpandémique en favorisant le maintien et l'expansion

des activités industrielles et manufacturières et en attirant des investissements. Le gouvernement considère toujours les zones d'emploi d'importance provinciale comme un outil stratégique et se réjouit à l'idée de faire appel aux entreprises, aux municipalités, aux communautés et organismes autochtones et aux promoteurs pour maximiser les occasions d'affaires dans ces zones.

Si vous ou des membres de votre personnel avez des questions sur le plan *En plein essor* ou sur les changements proposés, veuillez communiquer avec le Secrétariat des initiatives de croissance de l'Ontario à [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca).

Je vous remercie de votre engagement continu à améliorer la qualité de vie et à consolider la croissance économique dans votre collectivité et dans la province.

Veuillez agréer mes sincères salutations.

Le ministre,



Steve Clark

c. c. Kelvin Kwan  
Commissioner of Planning  
Town of Richmond Hill

Neil Garbe  
Chief Administrative Officer  
Town of Richmond Hill



# **Proposed Amendment 1 to**

# **A PLACE TO GROW**

## **Growth Plan for the Greater Golden Horseshoe**

Approved by the Lieutenant Governor in Council, Order in Council No [placeholder].  
This amendment to the Growth Plan for the Greater Golden Horseshoe 2019 was prepared and  
approved under the Places to Grow Act, 2005 to take effect on [placeholder].

## **What is in this document?**

### **Preface**

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

### **Proposed Amendment**

- This section includes the text and the schedule of Proposed Amendment 1.
- It is recommended that this section be read in conjunction with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, as it sets out proposed modifications and makes reference to definitions and policies included in A Place to Grow. Visit [www.ontario.ca/growthplanning](http://www.ontario.ca/growthplanning) to view a copy of A Place to Grow.

### **Implementation**

- This section explains what actions will be required to implement Proposed Amendment 1. These actions include a proposed approach regarding how the amendment would affect planning matters already in process and a proposed timeline for municipalities to bring official plans into conformity with A Place to Grow, as amended.

### **Seeking Feedback**

- This section provides contact information for submitting feedback to the Ministry of Municipal Affairs and Housing on Proposed Amendment 1.

# TABLE OF CONTENTS

**Preface**

<p><b>Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe</b></p> <p><b>Schedule</b></p> <p><b>Schedule 3 Distribution of Population and Employment for the Greater Golden Horseshoe to 2051</b></p>
--

**Implementation**

Effective Date and Transition

Official Plan Conformity

**Seeking Feedback**

# PREFACE

The Greater Golden Horseshoe (GGH) is one of the fastest growing regions in North America. It is anticipated to continue experiencing strong population and employment growth in the coming decades. It is the destination of choice for many people and businesses relocating from other parts of Canada and around the world.

The Province's *A Place to Grow: Growth Plan for The Greater Golden Horseshoe* (APTG) sets out a vision and policies to better manage this rapid growth, to plan for complete communities, and to protect the natural environment. It establishes policies and targets to ensure that municipalities have the land base and the infrastructure to accommodate growth now and into the future.

The APTG horizon currently extends to 2041, but it is clear that the region's population and economy will continue to expand beyond that timeframe. Under the Provincial Policy Statement, 2020, municipalities may make available land for urban development to accommodate the needs of the growth forecast for a time horizon of up to 25 years.

As part of the **More Homes More Choice: Ontario's Housing Supply Action Plan**, APTG was issued in May 2019, and the policies are starting to take shape in the GGH. The policies support the achievement of complete communities with access to transit networks, protected employment zones and an increase in the amount and variety of housing available. In fact, APTG supports the building of affordable housing options near transit.

Municipalities have the tools to plan to accommodate market demand and their forecasted growth in accordance with the policies of APTG. Through intensification, redevelopment of brownfield sites, more mixed-use development, and the efficient use of greenfield land, municipalities can plan to create more complete communities. APTG's policies ensure that infrastructure is optimized, and the natural environment is protected.

APTG reflects the importance of effective growth management in protecting the natural environment in long-term planning. Minimizing the negative impacts of unmanaged growth is a cornerstone of APTG. APTG works with provincial policies, such as but not limited to the *Provincial Policy Statement*, the *Lake Simcoe Protection Plan*, source protection plans under the *Clean Water Act*, and the *Greenbelt Plan* to manage and minimize impacts of unmanaged growth. It also supports efforts to protect the Great Lakes.

## Growth Forecasts for the Greater Golden Horseshoe

The population and employment forecasts in Schedule 3 and Schedule 7 are key elements of APTG. Schedule 3 provides population and employment forecasts for each of the twenty-one upper- and single-tier municipalities in the GGH to 2041. Schedule 7 establishes population and employment forecasts for the lower-tier municipalities in the Simcoe Sub-area for 2031. The proposed Schedule 3 provides revised population and employment forecasts for upper- and single-tier municipalities in the Greater Golden Horseshoe.

Recognizing that growth will continue, the Minister is proposing an amendment to APTG to update the growth forecasts and extend the horizon of the forecasts and policies to 2051. If approved, the growth forecasts for the extended horizon, in combination with APTG policies, would ensure that a strong policy framework is in place as municipalities, partner ministries and other stakeholders look further into the future to plan for long-term growth. APTG includes a policy (5.2.4.7) that states that the Minister of Municipal Affairs and Housing will review the forecasts contained in Schedule 3 at least every five years in consultation with municipalities, and may revise the forecasts, where appropriate.

The Minister of Municipal Affairs and Housing has undertaken this review of the growth forecasts contained in Schedules 3 and 7 and is proposing a revised Schedule 3 and the removal of Schedule 7. The Minister is considering amending Schedule 3 in A Place to Grow with one of the following growth outlooks: The Reference Growth Forecasts, High Growth Scenario, or Low Growth Scenario. The Reference Forecast represents the most likely future growth outlook and is the result of extensive modelling and analysis. The High and Low Scenarios are variations based on different assumptions for comparative purposes.

The proposed forecasts in Schedule 3 would be applied at a minimum by upper- and single-tier municipalities through a municipal comprehensive review. The forecast review provided an opportunity to incorporate current information on a variety of matters into the development and allocation of the growth forecasts. These matters include APTG policies, demographic and economic trends, land availability, infrastructure investment, market trends, and water and wastewater servicing capacity.

The review of the forecasts has indicated that the GGH will continue to experience healthy growth overall. By 2051, under the Reference Forecast, the region is forecasted to grow to almost 15 million people and over 7 million jobs.

Immigration will continue to be the most significant driver of population growth in the GGH as a large proportion of all immigrants to Canada settle in the region.

Detailed information on the forecast method, assumptions, and household information which informs Proposed Amendment 1 is available in the report *Greater Golden Horseshoe: Growth Forecasts to 2051: Technical Report April 2020*. This report also includes revised forecast

information in five-year intervals up to and including 2051. It is available on Hemson Consulting Limited's website at [www.hemson.com](http://www.hemson.com).

## **Aggregate Mineral Resource Extraction**

Mineral aggregate resources play an important role in the development of housing and municipal infrastructure. Ensuring adequate aggregate resources are available is critical to achieving the success of APTG. The proposed changes will make it easier to establish mineral aggregate operations closer to market and the product's end users throughout the GGH.

The proposed change to the Plan's aggregates policies would be more permissive of new aggregate operations, wayside pits, and quarries within the Natural Heritage System for the Growth Plan. This change will not impact the Greenbelt.

## **Provincially Significant Employment Zones**

The government is consulting on a proposed change to an employment policy within APTG. The policy amendment would allow conversions of employment areas identified as provincially significant employment zones and located within a major transit station area, as delineated in an official plan, to occur before the next municipal comprehensive review. This does not change municipal zoning by-laws or other conversion policies within A Place to Grow.

## **Alignment with Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) is a consolidated statement of the government's policies on land use planning and the most recent version came into effect on May 1, 2020. The proposed changes in this regard, which are mostly technical in nature, would ensure that A Place to Grow reflects up to date references to the new PPS and maintains consistency across the planning system. The changes include changing references from the PPS, 2014 to PPS, 2020, updating the PPS planning horizon, aligning or updating definitions and terms and including a reference to the housing policy statement and aligning Indigenous engagement to the PPS.

## **Proposed Amendment 1**

Proposed Amendment 1 has been prepared under the *Places to Grow Act, 2005*. It provides population and employment forecasts to be used for planning and managing growth in the Greater Golden Horseshoe. Key elements of Proposed Amendment 1 include:

- Changes to the text of APTG to extend the Plan's horizon to 2051 and to provide clarity regarding the application of Schedule 3 to 2051;
- Changes to the text of APTG to remove the prohibition on new mineral aggregate operations, wayside pits and quarries from habitats of endangered species and threatened species within the Natural Heritage System for the Growth Plan;

- Changes to the text of APTG to permit municipalities to undertake employment area conversions outside the municipal comprehensive review for lands that are identified as provincially significant employment zones and within major transit station areas;
- Changes to align the text of APTG with the PPS 2020, including specification that planning authorities shall engage with Indigenous communities; and
- A new Schedule 3 to replace the existing Schedule 3 and Schedule 7 in APTG. The new Schedule 3 includes population and employment forecasts for upper- and single- tier municipalities to 2051. Schedule 7 will be removed.

The forecasts for 2041 in the proposed Schedule 3 are the same as the forecasts for 2041 in the existing Schedule 3. The Minister is proposing to maintain the forecasts for 2041 to ensure continuity of the work that municipalities have undertaken to bring their official plans into conformity with these forecasts.

While Proposed Amendment 1, if approved, would result in changes to APTG including extended forecasts, it is important to note that until any amendment is approved, the forecasts currently in APTG continue to have force and effect under the *Places to Grow Act, 2005*. The *Places to Grow Act, 2005* requires that any decision under the *Planning Act* or the *Condominium Act, 1998*, conform with APTG, subject to any transition rules set out in *Ontario Regulation 311/06*.

The Minister of Municipal Affairs and Housing is issuing Proposed Amendment 1 pursuant to the *Places to Grow Act, 2005*, for consultation. After considering all submissions and comments received, the Minister may modify Proposed Amendment 1 and will submit an Amendment with recommendations to the Lieutenant Governor in Council for a decision. If approved, the Amendment would come into effect on the date set out in the decision.

Also included in this document are a number of proposed actions that may be taken to implement the Amendment, if approved. These include:

- Possible approach to transition, to clarify how planning matters that are currently in process will be affected by the Amendment, if approved; and
- A possible timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with APTG as revised by the Amendment, if approved.

These actions are outlined in the section following Proposed Amendment 1, and the Ministry is seeking your feedback on these proposed actions as well.

Your feedback on this document is greatly appreciated. Information about how to provide your comments can be found in the Seeking Feedback section at the end of this document.

# Proposed Amendment 1 to A Place to Grow: Growth Plan for The Greater Golden Horseshoe

This page is the start of the Proposed Amendment. Text boxes in this section are for explanatory purposes and will not form part of the Amendment, if approved.

## 1. Introduction

1.2.2 is amended by adding a new sentence after the second sentence of the first paragraph that states “It was most recently amended through an Order in Council under that Act that came into effect on [placeholder for effective date]”.

The third sentence in the first paragraph would read, "It was most recently amended through an Order in Council under that Act that came into effect on [placeholder for effective date]."

1.2.2 is amended by deleting “made on or after May 16, 2019” in the second sentence in the second paragraph.

The second sentence in the second paragraph would read, "All decisions in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise."

1.2.3 is amended by replacing “up to 20 years” with “up to 25 years” in the first sentence of the eighth paragraph and replacing “2041” with “2051” in the second sentence of the eighth paragraph.

The first two sentences of the eighth paragraph would read, "While the PPS, 2020 provides for a time horizon of up to 25 years for making sufficient land available to meet projected needs, policy 1.1.2 of the PPS, 2020 provides that a provincial plan may provide an alternative time horizon for specific areas of the province. Within the GGH, this Plan provides that the applicable time horizon for land use planning is 2051."

1.2.3 is amended by adding "For example, "will" and "shall" are used interchangeably for policies that indicate positive directives in the same way that just "shall" is generally used in other provincial plans. Similarly, expressions like "is not" and "will not be" are used for policies that set out limitations and prohibitions in the same way as "shall not" is generally used in other plans." at the end of the twelfth paragraph.

The twelfth paragraph would read, "Each policy provides direction on how it is to be implemented, how it is situated within this Plan, and how it relates to other policies. The choice of language in the policies is intended to distinguish between the types of policies and the nature of implementation. For example, "will" and "shall" are used interchangeably for policies that indicate positive directives in the same way that just "shall" is generally used in other provincial plans. Similarly, expressions like "is not" and "will not be" are used for policies that set out limitations and prohibitions in the same way as "shall not" is generally used in other plans."

## 2. Where and How to Grow

2.1 is amended by replacing "2041" with "2051", "13.5 million" with "at a minimum, 14.9" million, and "6.3 million" with "7.0 million" in the second sentence of the first paragraph.

The second sentence in the second paragraph of section 2.1 would read, "By 2051, this area is forecast to grow to, at a minimum, 14.9 million people and 7.0 million jobs."

2.2.1 is amended by adding "or such higher forecasts as established by the applicable upper- or single-tier municipality through its *municipal comprehensive review*" after "Schedule 3" in policy 2.2.1.1.

Policy 2.2.1.1 would read, "Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its *municipal comprehensive review* will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4."

2.2.5 is amended by adding "unless the part of the *employment area* is located within a *major transit station area* as delineated in accordance with the policies in subsection 2.2.4." at the end of policy 2.2.5.10 c).

Policy 2.2.5.10 c) would read, "not include any part of an *employment area* identified as a *provincially significant employment zone* unless the part of the employment area is located within a major transit station area as delineated in accordance with the policies in subsection 2.2.4."

2.2.6 is amended by deleting “and” at the end of policy 2.2.6.1 c), adding new sub-policy d) to policy 2.2.6.1 that states “address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans; and”, and renumbering existing sub-policy d) as sub policy e).

2.2.6 is amended by deleting “b) and c)” and replacing it with “b), c) and d)” in policy 2.2.6.1 e)

Policy 2.2.6.1 d) would read “address housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans; and”

Policy 2.2.6.1 e) would read “implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.”

#### 4. Protecting What is Valuable

4.2.8 is amended by adding “and” at the end of policy 4.2.8.2 a) i., deleting policy 4.2.8.2 a) ii. “habitat of endangered species and threatened species” and renumbering the policy accordingly.

Policy 4.2.8.2 a) ii would read, “ii) significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province, in which case, the application must demonstrate that policies 4.2.8.4 b) and c) and 4.2.8.5 c) have been addressed and that they will be met by the operation;”

#### 5. Implementation and Interpretation

5.2.3 is amended by deleting “, First Nations and Métis communities,” from policy 5.2.3.3.

Policy 5.2.3.3 would read, “Municipalities are encouraged to engage the public and stakeholders in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of local citizens.”

5.2.3 is amended by adding a new policy 5.2.3.4 reading, “Municipalities shall engage Indigenous communities in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of these communities.” and by renumbering current policies 5.2.3.4 to 5.2.3.6 accordingly.

Policy 5.2.3.4 would read, "Municipalities shall engage Indigenous communities in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of these communities."

5.2.3 is amended by replacing "are encouraged to" with "shall", replacing "First Nations and Métis" with "Indigenous" and deleting "Municipalities are encouraged to build constructive, cooperative relationships with First Nations and Métis communities and to facilitate knowledge sharing in growth management and land use planning processes" in policy 5.2.3.7.

Policy 5.2.3.7 would read, "Planning authorities shall co-ordinate planning matters with Indigenous communities throughout the planning process to ensure that appropriate engagement is undertaken."

5.2.4 is amended by adding "or such higher forecasts as are established by the applicable upper- or single-tier municipality through its *municipal comprehensive review*" at the end of policy 5.2.4.1.

Policy 5.2.4.1 would read, "All references to forecasted growth to the horizon of this Plan are references to the population and employment forecasts in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its *municipal comprehensive review*."

5.2.4 is amended by adding "or such higher forecasts as are established through the *municipal comprehensive review*" after "forecasts in Schedule 3" in policy 5.2.4.2.

Policy 5.2.4.2 would read, "All upper- and single-tier municipalities will, through a *municipal comprehensive review*, apply the forecasts in Schedule 3 or such higher forecasts as are established through the *municipal comprehensive review* for planning and managing growth to the horizon of the Plan."

5.2.4 is amended by deleting "July 1, 2017" and replacing it with "[placeholder for effective date]" in policy 5.2.4.3.

Policy 5.2.4.3 would read, "The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of [placeholder for effective date] will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- and single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan."

5.2.4 is amended by deleting “and Schedule 7” in policy 5.2.4.6.

Policy in 5.2.4.6 would read, “Outside of a *municipal comprehensive review*, the forecasts in Schedule 3 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan”.

## 6. Simcoe Sub-area

6.1 is amended by deleting “The intent is that by 2031 development for all the municipalities within Simcoe County will not exceed the overall population and employment forecasts for Simcoe County contained in Schedule 7” in the second paragraph.

6.1 is amended by deleting “to 2031” in the third sentence of the third paragraph.

The third sentence of the third paragraph would read, “By providing further direction on where growth is to occur in the *Simcoe sub-area*, it also establishes a foundation for municipalities to align *infrastructure* investments with growth management, optimize the use of existing and planned *infrastructure*, co-ordinate water and wastewater services, and promote *green infrastructure* and innovative technologies.”

6.2 is amended by deleting policy 6.2.1.

6.2 is amended by deleting “Beyond 2031,” at the beginning of policy 6.2.2 and renumbering this policy to 6.2.1. Policy 6.2.3 is renumbered to policy 6.2.2.

Policy 6.2.1 would read, “Through the next *municipal comprehensive review*, Simcoe County will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2 e) in a manner that implements the policies of this Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain *primary settlement areas*.”

6.5 is amended by replacing “Section 6, Schedule 7, and Schedule 8” with “Section 6 and Schedule 8” in policy 6.5.2.

Policy 6.5.2 would read, “For the *Simcoe Sub-area*, where there is conflict between policies in Section 6 and Schedule 8 and the rest of this Plan, the policies in Section 6 and Schedule 8 prevail.”

## 7. Definitions

The definition of “Cultural Heritage Landscape” is deleted and replaced with “A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

The definition of Cultural Heritage Landscape would read, “A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS, 2020)”

The definition of “Ecological Function” is amended by deleting “, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions” and adding a new sentence at the end, stating “These may include biological, physical and socio-economic interactions.”

The definition of Ecological Function would read, “The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions. (PPS, 2020)”

The definition of “Habitat of Endangered Species and Threatened Species” is deleted and replaced with “Habitat within the meaning of section 2 of the Endangered Species Act, 2007.”

The definition for Habitat of Endangered Species and Threatened Species would read, “Habitat within the meaning of section 2 of the Endangered Species Act, 2007 (PPS, 2020).”

The list of definitions is amended by adding “Impacts of a Changing Climate” and defining it as “The present and future consequences from changes in weather patterns at

The definition of Impacts of a Changing Climate would read, “The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS, 2020)”

local and regional levels including extreme weather events and increased climate variability.”

The definition of “Municipal Water and Wastewater Systems” is amended by adding, “including centralized and decentralized systems” at the end of clause d).

Clause d) of the definition of Municipal Water and Wastewater Systems would read, “d) that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002, including centralized and decentralized systems.”

The definition of “On-farm Diversified Uses” is amended by adding a new sentence at the end, stating “Ground-mounted solar facilities are permitted in *prime agricultural areas* and *specialty crop areas* only as *on-farm diversified uses*.”

The definition of On-farm Diversified Uses would read, “Uses that are secondary to the principal agricultural use of the property and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas* and *specialty crop areas* only as *on-farm diversified uses*. (PPS, 2020)”

The definition of “Public Service Facilities” is amended by replacing “health and educational programs” with “health and educational programs, long-term care services”.

The definition of Public Service Facilities would read, “Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.”

## 8. Housekeeping Changes

All references to “PPS, 2014” are replaced with references to “PPS, 2020”

References to “PPS, 2014” throughout A Place to Grow would be replaced with “PPS, 2020”.

1.1, 2.1, 2.2.1.4, and 4.2.10.2 are amended by replacing “climate change impacts” with “*impacts of a changing climate*”.

References to “climate change impacts” throughout A Place to Grow would be replaced with “*impacts of changing climate*”.

1.2.1, 2.1, 2.2.1.4, 2.2.4.9 and 2.2.6.1 are amended by replacing “second units” with “additional residential units”.

References to “second units” throughout A Place to Grow would be replaced with “additional residential units”.

## Schedule

Below are the population and employment forecasts for all GGH upper- and single-tier municipalities in 10-year increments to 2051 under three growth outlooks: Reference Forecast, and High and Low Scenarios. The **three tables appear here for consultation purposes only** as the final Schedule 3 will only include one table, based on feedback received. The Reference Forecast represents the most probable future growth outlook and the High and Low Scenarios are presented to illustrate possible growth prospects under a set of different assumptions about the future economic and migration outlook.

All numbers presented are for consultation purposes only and are subject to change.

Schedule 7 is deleted, and Schedule 3 is replaced by one of the following proposed Schedule 3 tables:

# Reference Forecast – Mock A

## Reference Forecast

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051						
	POPULATION			EMPLOYMENT		
	2031	2041	2051	2031	2041	2051
Region of Durham	970,000	1,190,000	1,300,000	360,000	430,000	460,000
Region of York	1,590,000	1,790,000	2,020,000	790,000	900,000	990,000
City of Toronto	3,190,000	3,400,000	3,650,000	1,660,000	1,720,000	1,980,000
Region of Peel	1,770,000	1,970,000	2,280,000	880,000	970,000	1,070,000
Region of Halton	820,000	1,000,000	1,100,000	390,000	470,000	500,000
City of Hamilton	680,000	780,000	820,000	310,000	350,000	360,000
<b>GTHA TOTAL*</b>	<b>9,010,000</b>	<b>10,130,000</b>	<b>11,170,000</b>	<b>4,380,000</b>	<b>4,820,000</b>	<b>5,360,000</b>
County of Northumberland	100,000	110,000	122,000	36,000	39,000	44,000
County of Peterborough	70,000	76,000	82,000	20,000	24,000	26,000
City of Peterborough	103,000	115,000	125,000	52,000	58,000	63,000
City of Kawartha Lakes	100,000	107,000	117,000	29,000	32,000	39,000
County of Simcoe	416,000	497,000	555,000	132,000	152,000	198,000
City of Barrie	210,000	253,000	298,000	101,000	129,000	150,000
City of Orillia	41,000	46,000	49,000	21,000	23,000	26,000
County of Dufferin	80,000	85,000	95,000	29,000	32,000	39,000
County of Wellington	122,000	140,000	160,000	54,000	61,000	70,000
City of Guelph	177,000	191,000	203,000	94,000	101,000	116,000
Region of Waterloo	742,000	835,000	923,000	366,000	404,000	470,000
County of Brant	49,000	57,000	59,000	22,000	26,000	26,000
City of Brantford	139,000	163,000	165,000	67,000	79,000	80,000
County of Haldimand	57,000	64,000	75,000	22,000	25,000	29,000
Region of Niagara	543,000	610,000	674,000	253,000	265,000	272,000
<b>OUTER RING TOTAL*</b>	<b>2,940,000</b>	<b>3,350,000</b>	<b>3,700,000</b>	<b>1,280,000</b>	<b>1,450,000</b>	<b>1,650,000</b>
<b>TOTAL GGH*</b>	<b>11,950,000</b>	<b>13,480,000</b>	<b>14,870,000</b>	<b>5,650,000</b>	<b>6,270,000</b>	<b>7,010,000</b>

Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

# Reference Forecast - Mock B

## Reference Forecast

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	POPULATION	EMPLOYMENT
	2051	2051
Region of Durham	1,300,000	460,000
Region of York	2,020,000	990,000
City of Toronto	3,650,000	1,980,000
Region of Peel	2,280,000	1,070,000
Region of Halton	1,100,000	500,000
City of Hamilton	820,000	360,000
<b>GTHA TOTAL*</b>	<b>11,170,000</b>	<b>5,360,000</b>
County of Northumberland	122,000	44,000
County of Peterborough	82,000	26,000
City of Peterborough	125,000	63,000
City of Kawartha Lakes	117,000	39,000
County of Simcoe	555,000	198,000
City of Barrie	298,000	150,000
City of Orillia	49,000	26,000
County of Duffern	95,000	39,000
County of Wellington	160,000	70,000
City of Guelph	203,000	116,000
Region of Waterloo	923,000	470,000
County of Brant	59,000	26,000
City of Brantford	165,000	80,000
County of Haldimand	75,000	29,000
Region of Niagara	674,000	272,000
<b>OUTER RING TOTAL*</b>	<b>3,700,000</b>	<b>1,650,000</b>
<b>TOTAL GGH*</b>	<b>14,870,000</b>	<b>7,010,000</b>

Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

## Low Scenario – Mock A

### Low Scenario

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051						
	POPULATION			EMPLOYMENT		
	2031	2041	2051	2031	2041	2051
Region of Durham	970,000	1,190,000	1,250,000	360,000	430,000	450,000
Region of York	1,590,000	1,790,000	1,930,000	790,000	900,000	950,000
City of Toronto	3,190,000	3,400,000	3,440,000	1,660,000	1,720,000	1,860,000
Region of Peel	1,770,000	1,970,000	2,140,000	880,000	970,000	1,000,000
Region of Halton	820,000	1,000,000	1,060,000	390,000	470,000	480,000
City of Hamilton	680,000	780,000	790,000	310,000	350,000	340,000
<b>GTHA TOTAL*</b>	<b>9,010,000</b>	<b>10,130,000</b>	<b>10,610,000</b>	<b>4,380,000</b>	<b>4,820,000</b>	<b>5,070,000</b>
County of Northumberland	100,000	110,000	119,000	36,000	39,000	42,000
County of Peterborough	70,000	76,000	80,000	20,000	24,000	24,000
City of Peterborough	103,000	115,000	122,000	52,000	58,000	62,000
City of Kawartha Lakes	100,000	107,000	114,000	29,000	32,000	38,000
County of Simcoe	416,000	497,000	540,000	132,000	152,000	188,000
City of Barrie	210,000	253,000	290,000	101,000	129,000	150,000
City of Orillia	41,000	46,000	48,000	21,000	23,000	26,000
County of Dufferin	80,000	85,000	93,000	29,000	32,000	38,000
County of Wellington	122,000	140,000	156,000	54,000	61,000	67,000
City of Guelph	177,000	191,000	198,000	94,000	101,000	115,000
Region of Waterloo	742,000	835,000	892,000	366,000	404,000	453,000
County of Brant	49,000	57,000	58,000	22,000	26,000	23,000
City of Brantford	139,000	163,000	161,000	67,000	79,000	79,000
County of Haldimand	57,000	64,000	73,000	22,000	25,000	28,000
Region of Niagara	543,000	610,000	658,000	253,000	265,000	264,000
<b>OUTER RING TOTAL*</b>	<b>2,940,000</b>	<b>3,350,000</b>	<b>3,600,000</b>	<b>1,280,000</b>	<b>1,450,000</b>	<b>1,600,000</b>
<b>TOTAL GGH*</b>	<b>11,950,000</b>	<b>13,480,000</b>	<b>14,210,000</b>	<b>5,650,000</b>	<b>6,270,000</b>	<b>6,670,000</b>

Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

# Low Scenario – Mock B

## Low Scenario

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	POPULATION	EMPLOYMENT
	2051	2051
Region of Durham	1,250,000	450,000
Region of York	1,930,000	950,000
City of Toronto	3,440,000	1,860,000
Region of Peel	2,140,000	1,000,000
Region of Halton	1,060,000	480,000
City of Hamilton	790,000	340,000
<b>GTHA TOTAL*</b>	<b>10,610,000</b>	<b>5,070,000</b>
County of Northumberland	119,000	42,000
County of Peterborough	80,000	24,000
City of Peterborough	122,000	62,000
City of Kawartha Lakes	114,000	38,000
County of Simcoe	540,000	188,000
City of Barrie	290,000	150,000
City of Orillia	48,000	26,000
County of Dufferin	93,000	38,000
County of Wellington	156,000	67,000
City of Guelph	198,000	115,000
Region of Waterloo	892,000	453,000
County of Brant	58,000	23,000
City of Brantford	161,000	79,000
County of Haldimand	73,000	28,000
Region of Niagara	658,000	264,000
<b>OUTER RING TOTAL*</b>	<b>3,600,000</b>	<b>1,600,000</b>
<b>TOTAL GGH*</b>	<b>14,210,000</b>	<b>6,670,000</b>

\*Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

# High Scenario - Mock A

## High Scenario

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051						
	POPULATION			EMPLOYMENT		
	2031	2041	2051	2031	2041	2051
Region of Durham	970,000	1,190,000	1,340,000	360,000	430,000	480,000
Region of York	1,590,000	1,790,000	2,110,000	790,000	900,000	1,040,000
City of Toronto	3,190,000	3,400,000	3,770,000	1,660,000	1,720,000	2,060,000
Region of Peel	1,770,000	1,970,000	2,430,000	880,000	970,000	1,140,000
Region of Halton	820,000	1,000,000	1,160,000	390,000	470,000	520,000
City of Hamilton	680,000	780,000	850,000	310,000	350,000	370,000
<b>GTHA TOTAL*</b>	<b>9,010,000</b>	<b>10,130,000</b>	<b>11,650,000</b>	<b>4,380,000</b>	<b>4,820,000</b>	<b>5,610,000</b>
County of Northumberland	100,000	110,000	125,000	36,000	39,000	45,000
County of Peterborough	70,000	76,000	84,000	20,000	24,000	28,000
City of Peterborough	103,000	115,000	128,000	52,000	58,000	64,000
City of Kawartha Lakes	100,000	107,000	119,000	29,000	32,000	40,000
County of Simcoe	416,000	497,000	571,000	132,000	152,000	210,000
City of Barrie	210,000	253,000	307,000	101,000	129,000	150,000
City of Orillia	41,000	46,000	51,000	21,000	23,000	26,000
County of Dufferin	80,000	85,000	98,000	29,000	32,000	40,000
County of Wellington	122,000	140,000	168,000	54,000	61,000	79,000
City of Guelph	177,000	191,000	214,000	94,000	101,000	118,000
Region of Waterloo	742,000	835,000	988,000	366,000	404,000	505,000
County of Brant	49,000	57,000	61,000	22,000	26,000	29,000
City of Brantford	139,000	163,000	170,000	67,000	79,000	80,000
County of Haldimand	57,000	64,000	77,000	22,000	25,000	29,000
Region of Niagara	543,000	610,000	700,000	253,000	265,000	284,000
<b>OUTER RING TOTAL*</b>	<b>2,940,000</b>	<b>3,350,000</b>	<b>3,860,000</b>	<b>1,280,000</b>	<b>1,450,000</b>	<b>1,730,000</b>
<b>TOTAL GGH*</b>	<b>11,950,000</b>	<b>13,480,000</b>	<b>15,510,000</b>	<b>5,650,000</b>	<b>6,270,000</b>	<b>7,330,000</b>

Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

# High Scenario – Mock B

## High Scenario

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	POPULATION	EMPLOYMENT
	2051	2051
Region of Durham	1,340,000	480,000
Region of York	2,110,000	1,040,000
City of Toronto	3,770,000	2,060,000
Region of Peel	2,430,000	1,140,000
Region of Halton	1,160,000	520,000
City of Hamilton	850,000	370,000
<b>GTHA TOTAL*</b>	<b>11,650,000</b>	<b>5,610,000</b>
County of Northumberland	125,000	45,000
County of Peterborough	84,000	28,000
City of Peterborough	128,000	64,000
City of Kawartha Lakes	119,000	40,000
County of Simcoe	571,000	210,000
City of Barrie	307,000	150,000
City of Orillia	51,000	26,000
County of Dufferin	98,000	40,000
County of Wellington	168,000	79,000
City of Guelph	214,000	118,000
Region of Waterloo	988,000	505,000
County of Brant	61,000	29,000
City of Brantford	170,000	80,000
County of Haldimand	77,000	29,000
Region of Niagara	700,000	284,000
<b>OUTER RING TOTAL*</b>	<b>3,860,000</b>	<b>1,730,000</b>
<b>TOTAL GGH*</b>	<b>15,510,000</b>	<b>7,330,000</b>

*Note: Numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA 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 2051

# IMPLEMENTATION

**How to read this section**

This implementation section would not form part of the text of the amendment to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

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

This section includes proposed actions that are necessary to implement the Amendment, if approved. These include:

- Transition provisions that may be set out in a regulation made by the Minister to clarify how planning matters that are currently in process will be affected by the Amendment, if approved
- A proposed timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with the Amendment, if approved.

The Ministry of Municipal Affairs and Housing welcomes your feedback on these actions.

**Effective Date and Transition**

This section contains a discussion of transitional matters related to implementation of the Amendment, if approved, and a proposal about how Proposed Amendment 1 would apply to specific matters. An amendment to O. Reg. 311/06, which was last amended in September 2019, by the Minister pursuant to section 19 of the *Places to Grow Act, 2005* would need to be done to address transitional matters.

It is proposed that the Minister would make the following housekeeping modifications to O. Reg. 311/06 to facilitate implementation of Amendment 1 to A Place to Grow, if approved:

- Provide that rules that required conformity with the Growth Plan for the Greater Golden Horseshoe 2019 would now require conformity with the Plan as amended by Amendment 1; and
- Provide that where the Local Planning Appeal Tribunal has completed a hearing but not yet issued a decision in respect of a matter required to conform with the Growth Plan for the Greater Golden Horseshoe 2019, those decisions are required to conform with the Plan as it read before Amendment 1.

The effective date of any Amendment to APTG would be the date specified in any order of the Lieutenant Governor in Council pursuant to section 10 of the *Places to Grow Act, 2005*.

Any application commenced, but where no decision has been made prior to the effective date of any amendment, would be subject to the policies of APTG, as amended, unless a transition regulation exempts decisions on the matter from the requirement to conform with the amendment.

Subject to the limited transitional rules mentioned above, the Minister is not proposing any other new transitional rules. This would mean that the policies in Proposed Amendment 1, if approved would need to be used in most decisions immediately after they come into effect, including in the current municipal comprehensive review.

We are seeking your feedback on transitional issues associated with implementation of the Amendment, if approved.

### **Official Plan Conformity**

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

The proposed approach is to retain the current date for conformity as July 1, 2022 for APTG as amended.

# SEEKING FEEDBACK

Your feedback is greatly appreciated and will be taken into consideration. Please tell us what you think. For more information on A Place to Grow: Growth Plan for the Greater Golden Horseshoe, please visit [ontario.ca/growthplanning](http://ontario.ca/growthplanning).

Please send your comments and questions by **July 31, 2020** to:

e-mail: [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca)

For more information, including how to receive a printed copy, please call 1-866-479-9781 or TTY 1-800-239-4224. Toronto area residents can call 416-325-1210.

## Notices Regarding Collection of Information

### **Notice to Organizations and Businesses:**

Please note that any comments or submissions that are 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.

### **Notice to Individuals about the Collection of Personal Information:**

Any collection of personal information is under the authority of the Places to Grow Act, 2005 for the purpose of obtaining input on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe. If you have questions about the collection, use and disclosure of this information please contact:

Senior Information and Privacy Advisor  
Ministry of Municipal Affairs  
777 Bay Street  
Toronto ON  
M7A 2J3  
416-585-7094

1-866-479-9781  
[GrowthPlanning@ontario.ca](mailto:GrowthPlanning@ontario.ca)



## Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Minister of Municipal Affairs and Housing has initiated an update to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. This update will include changes to the population and employment forecasts, the Plan horizon year for planning, aggregates framework, changes to employment lands near transit and other policy revisions that support the objectives of increasing housing supply, creating more jobs, attracting business investments and better aligning infrastructure. We are seeking feedback on proposed amendments to the Plan. The government is also consulting concurrently on a proposed new Land Needs Assessment Methodology for the Greater Golden Horseshoe ('Methodology') which supports implementation of A Place to Grow.

This proposal is for Proposed Amendment 1 to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* ('A Place to Grow', 'the Plan'). It is recommended that Proposed Amendment 1 be read in conjunction with A Place to Grow. This proposal works in conjunction with two proposals currently posted on the Environmental Registry of Ontario at

1. ERO 019-1680: Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (<https://ero.ontario.ca/notice/019-1680>)
2. ERO 019-1679: Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe (<https://ero.ontario.ca/notice/019-1679>).

### Growth Forecasts

A Place to Grow supports the More Homes, More Choice: Ontario's Housing Supply Action Plan to increase housing supply, create more jobs, attract business investments and better align infrastructure.

To ensure coordinated planning for growth across the Greater Golden Horseshoe (GGH) and to support the achievement of complete communities, A Place to Grow currently provides population and employment forecasts for all upper- and single-tier GGH municipalities. These forecasts are currently used for planning and managing growth to the horizon of the Plan. The forecasts are a key input into the land needs assessment methodology that municipalities use to determine the quantity of land needed to accommodate growth. The provincial government, including its agencies such as Metrolinx, and municipalities also use the forecasts to inform infrastructure and financial planning as well as economic and business investment strategies.

The Minister has initiated a review and update of the Distribution of Population and Employment for the GGH (Schedule 3), in accordance with policy 5.2.4.7 of A Place to Grow. The forecasts are being updated and extended to 2051 through a proposed amendment to the Plan. Additional policy changes are being proposed as outlined below. Details of all the changes to the Plan can be found here (<https://prod->

[environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29\\_0.pdf](https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29_0.pdf)).

In fall 2019, the government issued a request for proposals to revise population and employment forecasts for A Place to Grow. Following that competitive process, the services of Hemson Consulting (“the consultant”) were procured and a series of technical and advisory meetings were held. For more detailed background information about the proposed updated growth forecasts and the methodology behind them, please view “Greater Golden Horseshoe: Growth Forecasts to 2051” available at ([https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29\\_0.pdf](https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29_0.pdf)).

In addition to the updated forecasts, a related policy change is proposed to specify that municipalities would use the forecasts in the Plan or higher forecasts determined through the municipal comprehensive review as part of their long-term planning work.

The Ministry is considering amending A Place to Grow with one of the following growth outlooks: The Reference Growth Forecast, High Growth Scenario, or Low Growth Scenario for the forecast numbers. The Reference Forecast represents the most likely future growth outlook and is the result of extensive modelling and analysis. The Reference Forecast forms the basis of the draft report Greater Golden Horseshoe: Growth Forecasts to 2051 ([https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29\\_0.pdf](https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29_0.pdf)). The High and Low Scenarios illustrate possible growth prospects under a set of different variable assumptions about the future economic outlook. The Ministry is seeking feedback on the forecast and the two scenarios.

Municipalities would be required to use the selected growth outlook as the updated forecasts or use higher forecasts as determined through the municipal comprehensive review as part of this round of conformity exercises to meet the conformity deadline of July 2022. The effective date of Proposed Amendment 1 to A Place to Grow, if approved, will be determined by the Lieutenant Governor in Council as part of the approval.

The updated forecasts support economic development, new housing and job creation as they help municipalities coordinate long-term housing and employment needs with the infrastructure and public services necessary to support anticipated growth. Updated forecasts also help municipalities assess the amount of land needed to maintain an adequate supply of serviced land to support a mix of housing types. They also guide the development of financial strategies to recover growth-related capital investments.

In addition, updated forecasts support local economies by supporting the development of long-term transportation strategies to accommodate future growth as well as the preservation of employment lands to reflect local economic needs.

## **New Plan Horizon Year**

Another proposed change is an extension of the Plan horizon from 2041 to 2051 to ensure municipalities have sufficient land to support the fostering of complete communities, economic development, job creation and housing affordability.

A longer Plan horizon is consistent with the long-range planning approach of previous growth plans and better aligns with the land supply requirements of the Provincial Policy Statement, 2020. A longer Plan horizon would help coordinate future housing and employment needs with the infrastructure and public services necessary to support economic development and long-term anticipated growth in the GGH.

## **Growth Outlook to 2051**

The economic, social and demographic conditions in the GGH point to substantial growth in the GGH over the next 30 years. Under the Reference Forecast, the GGH is forecast to grow to close to 15 million people and 7 million jobs by 2051.

## **Mineral Aggregate Operations**

Proposed Amendment 1 also includes a proposed change to A Place to Grow policies related to mineral aggregate resources. Mineral aggregate resources play a crucial role in the development of housing and municipal infrastructure. Ensuring adequate aggregate resources are available is critical to achieving the success of A Place to Grow. The proposed changes would make it easier to establish new mineral aggregate operations closer to market throughout the GGH outside of the Greenbelt.

## **Major Transit Station Areas in Provincially Significant Employment Zones (PSEZs)**

In May 2019, changes to A Place to Grow provided new policies to enable municipalities to convert lands within employment areas to non-employment uses without provincial approval so as to expedite new housing construction as part of the government's More Homes, More Choice: Ontario's Housing Supply Action Plan. However, to ensure certain employment areas were not converted locally without provincial involvement, the provincially significant employment zones (PSEZs) were introduced with policy that provides the employment area lands located in a PSEZ could only be converted to non-employment uses through Ministerial approval.

As a tool to support economic development, PSEZs are utilized to provide provincial land use protections for employment areas that require provincial involvement in the support of retaining and expanding existing businesses as well as attracting new business investments. While each PSEZ is unique in nature, all zones must contain a significant number of jobs.

In light of the unique nature of each zone and to address the government's objective of intensification around major transit station areas (MTSAs), Proposed Amendment 1 proposes to change an employment policy within A Place to Grow with respect to the planning of MTSAs within a PSEZ. Notably, the policy amendment would allow conversions of employment areas to non-employment uses within a provincially significant employment zone that is located within a MTSA. This proposed change would allow for mixed-use developments to be initiated faster around MTSAs. This does not change municipal zoning by-laws or other conversion policies within A Place to Grow.

Mapping of an MTSA still requires provincial approval and this exercise can encourage transit-oriented development while protecting and enhancing employment opportunities.

This proposed change could provide flexibility to municipalities by permitting them to consider a broader range of land uses within PSEZs to support new residential and employment construction around transit stations. The changes could also provide an opportunity to accelerate planning for complete communities, allowing for businesses to capitalize on transit infrastructure investments, while bringing jobs close to places where people live.

The next phase of work, which will begin shortly, will examine how PSEZs can support post-COVID economic recovery and support the retention and expansion of existing industrial and manufacturing operations and how the zones can attract investment. The government continues to view PSEZs as an important tool and looks forward to engaging with businesses, municipalities, Indigenous communities and organizations and the development industry to maximize opportunities within a PSEZ. The expectation is to complete this phase of the review by early Fall.

### **Alignment with Provincial Policy Statement, 2020**

Given the most recent changes to the Provincial Policy Statement, 2020, proposed Amendment 1 proposes to change A Place to Grow policies to ensure continued alignment with the new PPS, which came into effect on May 1, 2020. These changes, which are mostly technical in nature, would ensure that A Place to Grow reflects up to date references to the new PPS and maintains consistency across the planning system with things such as definitions and planning horizons. A proposed policy revision would also require planning authorities to engage on planning matters with Indigenous communities to ensure appropriate engagement is undertaken.

These technical changes to align with the PPS will help ensure a consistent and well-functioning planning system for municipalities and businesses in the GGH.

## Transition

It is proposed that the Minister would make the following housekeeping modifications to the Growth Plan transition regulation (O. Reg. 311/06) to facilitate implementation of Amendment 1 to A Place to Grow, if approved:

- Provide that rules that required conformity with the Growth Plan for the Greater Golden Horseshoe 2019 would now require conformity with the Plan as amended by Amendment 1; and
- Provide that where the Local Planning Appeal Tribunal has completed a hearing but not yet issued a decision in respect of a matter required to conform with the Growth Plan for the Greater Golden Horseshoe 2019, those decisions are required to conform with the Plan as it read before Amendment 1.

Subject to the limited transitional rules mentioned above, the Minister is not proposing any other new transitional rules. This would mean that the policies in Proposed Amendment 1, if approved would need to be used in most decisions immediately after they come into effect, including in the current municipal comprehensive review. The date by which municipalities must conform with the policies in APTG will remain July 1, 2022.

## Land Needs Assessment

The government is also consulting concurrently on a proposed new Land Needs Assessment Methodology for the Greater Golden Horseshoe ('Methodology') which supports implementation of A Place to Grow. The proposed new Methodology would provide an outcome-based approach to assessing community area and employment area land need to the Plan horizon. It provides a streamlined approach to land budgeting activities by outlining the key components, at a minimum, that would be addressed as part of local land needs assessment processes. Recognizing that local needs are diverse, the proposed new Methodology aims to provide the key factors to be considered as municipalities plan to ensure that a sufficient and appropriate mix of land is available to accommodate:

- a. all housing market segments, to avoid supply shortages;
- b. market demand
- c. all employment types, including those that are evolving; and
- d. all infrastructure services that are needed to meet the complete communities objectives to the horizon of the Plan

that is needed to meet complete communities' objectives to the horizon of the Plan.

As part of this work, municipalities could refer to background information on housing growth by type prepared as part of the review and update of A Place to Grow's population and employment forecasts. Refer to ERO 019-1679: Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe (<https://ero.ontario.ca/notice/019-1679>) for further information.

Establishing a new Methodology supports housing supply in the GGH by reducing the implementation burden on municipalities and streamlining and expediting the planning approvals process. In addition, the new Methodology provides municipalities with the flexibility to better reflect local circumstances and market conditions in the land needs assessment.



Office of the Chief Planner  
Corporate Services Department

## MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman, MCIP, RPP  
Chief Planner

Date: June 23, 2020

Re: Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Assessment Methodology for the Greater Golden Horseshoe

---

This memorandum provides Council with an update regarding:

1. the recently released Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and
2. Proposed Land Needs Assessment Methodology for the Greater Golden Horseshoe (Land Needs Assessment methodology).

### **Province released Proposed Amendment 1 to A Place to Grow and revised Land Needs Assessment Methodology on June 16, 2020**

The Growth Plan sets out a long-term framework for managing growth by providing population and employment forecasts for upper- and single-tier municipalities and policy direction on where and how to grow. While the current Growth Plan came into effect in May 2019, the current population and employment forecasts have not been updated since 2013. The Land Needs Assessment methodology provides municipalities direction on determining the quantity of land needed to accommodate growth to the horizon of the Growth Plan.

On June 16, 2020, the Ministry of Municipal Affairs and Housing released [Proposed Amendment 1 to A Place to Growth: Growth Plan for the Greater Golden Horseshoe](#) and [Proposed Land Needs Assessment Methodology for the Greater Golden Horseshoe](#). The Province is requesting comments on both proposals by July 31, 2020.

## **Proposed Amendment 1 updates York Region growth forecasts and extends the planning horizon to 2051**

Proposed Amendment 1 to the Growth Plan provides updated population and employment forecasts for upper- and single-tier municipalities in the Greater Golden Horseshoe and extends the planning horizon from 2041 to 2051. The Ministry is considering three growth outlooks for the purposes for consultation: a Reference Growth Forecast, a High Growth Scenario, and a Low Growth Scenario. The release indicates the Reference Forecast represents the most likely future growth outlook and the final amendment will only include one forecast. The proposed population and employment figures for York Region under each scenario are summarized in Table 1 below:

**Table 1: Proposed Forecast Options for York Region**

Year	Population			Employment		
	2031	2041	2051	2031	2041	2051
<b>Reference Forecast</b>	<b>1,590,000</b>	<b>1,790,000</b>	<b>2,020,000</b>	<b>790,000</b>	<b>900,000</b>	<b>990,000</b>
Low Scenario	1,590,000	1,790,000	1,930,000	790,000	900,000	950,000
High Scenario	1,590,000	1,790,000	2,110,000	790,000	900,000	1,040,000

The Amendment proposes to maintain the current 2031 and 2041 Growth Plan forecasts; however, municipalities have the ability to adjust these interim forecasts when planning for 2051. The intent of this approach was to ensure continuity of work for municipalities that have completed the process of bringing their official plans into conformity with existing forecasts. Further, proposed Amendment 1 contains a provision which suggests that municipalities can plan for population and employment forecasts higher than Schedule 3 as determined through their Municipal Comprehensive Reviews.

### **Amendment 1 proposes changes to employment policies in Major Transit Station Areas within Provincially Significant Employment Zones**

In addition to updated forecasts, Amendment 1 to the Growth Plan proposes a policy change to allow municipalities to convert lands within a provincially significant employment zone and a Major Transit Station Area (MTSA) outside of the Municipal Comprehensive Review (MCR) process. The Province will also be conducting a review of Provincially Significant Employment Zones to examine how they can support post COVID-19 economic recovery. This is expected to be completed by early fall 2020.

Amendment 1 also proposes to make it easier to establish new mineral aggregate operations outside of the Greenbelt by removing prohibition on new mineral aggregate operations within habitats of endangered and threatened species. Technical amendments to ensure alignment and consistency with Provincial Policy Statement, 2020 are also proposed.

Conformity with policies and forecasts in Proposed Amendment 1, if approved, would be required through the Region's current MCR. The date by which municipalities must conform to policies in the Growth Plan remains July 1, 2022.

### **Province is proposing a simplified approach to land needs assessment**

The Province is also consulting on a proposed new Land Needs Assessment Methodology. The new methodology proposes a simplified approach to community and employment land needs assessment to reduce complexity. Unlike the existing 138-page, comprehensive step-by-step document released in 2018, the proposed new methodology outlines key components at a high level that municipalities are required to address as part of their land budget process in only a few pages.

### **Several factors need to be considered by the Province when finalizing population and employment forecasts for York Region**

Regional staff will be conducting a thorough review of both proposals in advance of the July 31, 2020 deadline. The following are preliminary comments based on an initial review of Amendment 1:

- Proposed 2051 forecasts for York Region add a range of 23,300 to 29,100 people annually to 2051 from the low to the high scenarios. Past growth rates of approximately 17,200 people per year over the past 10 years and 24,800 people per year on average since 1986 should be considered by the Province when finalizing the forecasts.
- Delays in the approvals for the Upper York Water Reclamation Centre and the construction of the Yonge North Subway Extension could impact the Region's ability to achieve the proposed forecasts. Council has requested that the Province advance these projects and the final forecasts should consider the potential timing of delivery of this essential infrastructure.
- Employment forecasts to 2051 appear achievable, requiring an average annual growth of between 5,000 and 14,000 jobs per year. As of 2019, the Region was generally on track to achieve its employment forecast averaging employment growth of approximately 15,000 jobs annually since 2008. Potential short and medium term impacts of COVID-19 should, however, be considered by the Province when finalizing the forecasts.
- The proposed amendment appears to allow flexibility for municipalities to use forecasts higher than Schedule 3 forecasts, once approved. The final amendment should ensure the continued importance of having one set of forecasts across the Greater Golden Horseshoe for consistency in broader planning initiatives (e.g. inter-regional transit planning, Environmental Assessments, etc.); coordinated forecasts have been in place since the late 1980s.

**Staff comments on the proposed Land Needs Assessment Methodology will focus on requesting sufficient direction to ensure Growth Plan objectives are met**

Rather than a comprehensive document which provides explicit direction, the revised methodology is high level with significant room for interpretation. Implementation of the proposed methodology is likely to result in many different approaches to land needs assessment across the Greater Golden Horseshoe rather than the standard process referred to in the Growth Plan.

While the proposed methodology places increased emphasis on addressing the needs of the market and historical trends, clear direction on how the market is to be balanced with other Growth Plan objectives towards higher density, transit supportive and walkable communities focused on producing a variety of affordable housing forms is not provided.

**A meeting of Regional Council is proposed to be scheduled for July 30, 2020 to consider comments on the Provincial Growth Plan consultation**

Detailed comments are being compiled by staff now with emphasis on land needs assessment as a key component of the MCR currently underway. Any implications for the overall schedule to update the Regional Official Plan will also be identified. As well, industry and stakeholder comments will be sought to help inform Council directions. In consultation with the Chairman, a tentative Council meeting on Thursday, July 30 is proposed to meet the province's deadline of July 31, 2020 for comments.

---

Paul Freeman, MCIP, RPP  
Chief Planner

---

Bruce Macgregor  
Chief Administrative Officer

eDOCS#11085589