

**From:** Carolyn Lance [<mailto:clance@georgina.ca>]

**Sent:** Wednesday, July 22, 2020 12:32 PM

**To:** [steve.clark@pc.ola.org](mailto:steve.clark@pc.ola.org); Freeman, Paul

**Cc:** Tolek Makarewicz

**Subject:** Proposed Amendment 1 to A Place To Grow: Growth Plan for the Greater Golden Horseshoe, 2019

Dear Honourable Minister Clark:

Dear Mr. Freeman:

Please be advised that Town Council for the Town of Georgina considered Report No. DS-2020-0063 entitled 'Proposed Amendment 1 to A Place To Grow: Growth Plan for the Greater Golden Horseshoe, 2019' and supported the recommendations contained in that report; as follows:

Moved by Concillor Waddington, Seconded by Regional Concillor Grossi

**RESOLUTION NO. C-2020-0204**

1. That Council receive Report No. DS-2020-0063 prepared by the Planning Division, Development Services Department dated July 15, 2020 respecting Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
2. That Council endorse Report No. DS-2020-0063 as the Town of Georgina's comments to the Province respecting Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe as set out on the Environmental Registry of Ontario - Posting # 019-1680.
3. That the Town Clerk forward a copy of Report No. DS-2020-0063 and Council's resolution thereon to the Ministry of Municipal Affairs and Housing and to Paul Freeman, Chief Planner at York Region.

Please note that Report No. DS-2020-0063 has been attached for your review and information purposes.

Thank you for your time and consideration.

Sincerely,



**Carolyn Lance**

Council Services Coordinator

Clerk's Division | Town of Georgina

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**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2020-0063**

**FOR THE CONSIDERATION OF  
COUNCIL  
JULY 15, 2020**

**SUBJECT: PROPOSED AMENDMENT 1 TO A PLACE TO GROW: GROWTH PLAN  
FOR THE GREATER GOLDEN HORSESHOE, 2019**

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**1. RECOMMENDATION:**

1. That Council receive Report No. DS-2020-0063 prepared by the Planning Division, Development Services Department dated July 15, 2020 respecting Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
2. That Council endorse Report No. DS-2020-0063 as the Town of Georgina's comments to the Province respecting Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe as set out on the Environmental Registry of Ontario – Posting # 019-1680.
3. That the Town Clerk forward a copy of Report No. DS-2020-0063 and Council's resolution thereon to the Ministry of Municipal Affairs and Housing and to Paul Freeman, Chief Planner at York Region.

**2. PURPOSE:**

The purpose of this report is to provide Staff's comments respecting Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) for Council's review and consideration as the Town of Georgina's comments on the proposed amendment.

**3. BACKGROUND:**

The current version of the Growth Plan came into force and effect on May 16, 2019. The Growth Plan is a provincial policy document that guides decision-making regarding growth management and environmental protection until the year 2041. In this regard, the Growth Plan aims to:

- Increase and promote economic growth; reduce congestion and provide residents easy access to businesses and services; and
- Build communities that maximize infrastructure investments, while and balancing the need to protect agriculture and the natural environment.

On June 16, 2020, the province advised that they have initiated an update to the Growth Plan in order to make it faster and easier for municipalities in the region to plan for growth. An email from the Office of the Minister of Municipal Affairs and Housing to Mayor Quirk advising of the update is provided as Attachment 1. This matter was referred to Staff for follow-up at the June 24, 2020 Council Meeting.

The proposal for "*Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe*" (Proposed Amendment 1) was posted to the Environmental Registry of Ontario (ERO) on June 16, 2020, as posting number 019-1680. The commenting period for this proposal is 45 days, ending July 31, 2020. A copy of the ERO posting is provided as Attachment 2 and a copy of Proposed Amendment 1 is provided as Attachment 3; alternatively, both can be found online through the ERO website at: <https://ero.ontario.ca/notice/019-1680>.

Additionally, a *Technical Report on the Greater Golden Horseshoe: Growth Forecasts to 2051*, prepared by Hemson Consulting Ltd. for the Ministry of Municipal Affairs and Housing has also been posted online at the above-noted webpage. Due to the length of the report, it has not been attached to this report. The report discusses the economic, social, and demographic basis of the forecasts, with a focus on changes that have occurred since 2012 that influence the forecast results. It also contains a summary of the forecast methodology and assumptions and presents the updated forecasts.

This report has been prepared to serve as the Town's comments to the Province on Proposed Amendment 1.

The government is also consulting concurrently on a new proposed Land Needs Assessment (LNA) methodology that will support implementation of the Growth Plan. The LNA methodology provides municipalities direction on determining the quantity of land needed to accommodate growth to the horizon of the Growth Plan. The proposal for "*Proposed Land Needs Assessment Methodology for a Place to Grow: Growth Plan for the Greater Golden Horseshoe*" was posted to the ERO on June 16, 2020, as posting number 019-1679. The commenting period for this proposal is also 45 days, ending July 31, 2020. A copy of the ERO posting is provided as Attachment 4; alternatively, the posting can be found online through the ERO website at: <https://ero.ontario.ca/notice/019-1679>. Staff have confirmed that the Proposed LNA Methodology is contained within the body of the ERO posting (i.e. no additional documentation has been provided).

The proposed LNA methodology aims to provide the key factors to be considered by municipalities as they plan to ensure that a sufficient and appropriate mix of land is available to:

- Accommodate all housing market segments;
- Avoid housing shortages;
- Consider market demand;



- Accommodate all employment types, including those that are evolving; and,
- Plan for all infrastructure services that are needed to meet complete community objectives to the horizon of the Plan.

The Growth Plan population and employment forecasts and LNA methodology are critical to upper- and single-tier municipalities in the Greater Golden Horseshoe (GGH) when developing their official plans and managing future growth. In 2019 as part of the York Region Official Plan Municipal Comprehensive Review (MCR), Regional staff undertook a LNA for the Region using the current methodology and growth forecasts. Once approved, the Region will revise their forecasts using the new LNA methodology and growth forecasts. For this reason, Regional Staff are more familiar with the current methodology and its implementation and therefore, are better positioned to provide detailed comments on the proposed changes. In this respect, on June 25, 2020, Region Staff provided Regional Council with a memorandum on Proposed Amendment 1 and Proposed LNA Methodology. The memorandum provides preliminary comments and indicates that detailed comments are being prepared with an emphasis on LNA as a key component of the York Region MCR currently underway.

Preliminary comments from the Region on the proposed LNA methodology include:

- The revised methodology is high level with significant room for interpretation and implementation that it is likely to result in many different approaches to land needs assessment across the GGH rather than the standard process referred to in the Growth Plan.
- The proposed methodology places increased emphasis on addressing the needs of the market and historical trends. However, clear direction on how the market is to be balanced with other Growth Plan objectives such as higher densities, transit supportive and walkable communities and a variety of affordable housing forms is not provided.

In order to meet the province's deadline of July 31, 2020, a tentative Regional Council meeting is proposed for Thursday, July 30 to consider comments from Regional Staff on the Growth Plan consultations.

#### **4. ANALYSIS:**

Proposed Amendment 1 to the Growth Plan includes 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.

The government has indicated that the proposed changes are intended to work together to provide more flexibility and foresight to municipalities into demographic, employment, market demand, and housing affordability trends in the GGH.

Overall, Staff are generally supportive of the proposed changes to the Growth Plan, but do have concerns with extending the horizon of the Plan. Below is a description of the proposed changes and Staff's comment on each.

**Topic: Growth Forecasts and Planning Horizon**

**Description of Proposed Change:** There are three main changes proposed to the Growth Plan as it relates to growth forecasts and the planning horizon:

- 1) The growth forecasts contained in Schedule 3 (Distribution of Population and Employment for the Greater Golden Horseshoe) are being updated and extended to 2051 in accordance with policy 5.2.4.7 of the Growth Plan. Specifically, the Amendment proposes to maintain the current forecasts for 2031 and 2041 and extend the forecast for another 10 years, until 2051. This is being proposed to ensure continuity of the work that municipalities have undertaken to bring their official plans into conformity with the current forecasts.
- 2) The Ministry is considering amending the Growth Plan 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 High and Low Scenarios illustrate possible growth prospects under a set of variable assumptions about the future economic outlook.
- 3) A policy change is proposed to specify that municipalities may use the forecasts in the Plan (being one of the three outlooks discussed above) or higher forecasts determined through an MCR.

***Staff Comment:***

- 1) ***Staff do not support the change to extend the planning horizon of the Growth Plan to 2051. Considering all the factors at play when forecasting population and employment figures, it is Staffs opinion that longer-term (30 years) population and employment forecasts are very difficult to prepare and manage accurately. The province recently extended the PPS planning horizon from 20 to 25 years. Staff support this modest increase in the planning horizon and question the need and the basis for extending it even further (i.e. 30 years).***

***Further, extending the planning horizon (i.e. planning longer into the future for growth and development) would seem to foster or support the expansion of settlement areas (i.e. the creation of new greenfield lands) and be counterproductive to the achievement of existing policy directions regarding infill, intensification and complete communities.***

- 2) Given the long-term nature of the forecast, the growth outlook should represent the most reasonable and attainable figures (i.e. the middle ground). As explained by the province, the Reference Growth Forecast is the result of extensive modeling and analysis. In the opinion of Staff, this would appear to be the most reasonable growth outlook if a 30-year time horizon is to be employed.***
- 3) Allowing flexibility for individual municipalities to plan for growth beyond the Growth Plan forecasts may have unintended effects on larger planning initiatives and investments in infrastructure and economic development (i.e. inter-regional transportation). In the opinion of Staff, consideration should be given to keeping a single, coordinated, forecast.***

**Topic: Growth Outlook to 2051**

**Description of Proposed Change:** The Growth Plan currently forecasts that the GGH will grow to close to 13.5 million people and 6.3 million jobs by 2041. 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.

**Staff Comment:** *See comments above regarding growth forecasts and planning horizon.*

**Topic: Mineral Aggregate Operations**

**Description of Proposed Change:** Proposed changes would make it easier to establish new mineral aggregate operations closer to market throughout the GGH, outside of the Greenbelt. Specifically, this change would permit new mineral aggregate operation and wayside pits and quarries within habitat of endangered species and threatened species, subject to meeting certain criteria.

**Staff Comment:** *This change would not apply to Georgina, as the Town is located entirely within the Greenbelt. Notwithstanding, Staff question the appropriateness of this change to the Growth Plan which would permit new mineral aggregate*

***operations within habitat of endangered species and threatened species. Habitat of “endangered” and “threatened” species should be managed and protected.***

**Topic: Major Transit Station Areas in Provincially Significant Employment Zones**

**Description of Proposed Change:** Proposed changes would allow conversions of employment areas to non-employment uses within a provincially significant employment zone (PSEZ) that is located within a Major Transit Station Area (MTSA). This proposed change would allow for mixed-use developments to be initiated faster around MTSA's.

**Staff Comment:** *This change would not apply to Georgina, as the Town does not contain any MTSA's or PSEZ's.*

**Topic: Alignment with Provincial Policy Statement, 2020**

**Description of Proposed Change:** Given the most recent changes to the PPS, Amendment 1 proposes to change the Growth Plan 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 the Growth Plan 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.

**Staff Comment:** *Staff support this change.*

**Topic: Engagement with Indigenous Communities**

**Description of Proposed Change:** The term ‘First Nations and Metis communities is being replaced with ‘Indigenous Communities’. Changes are proposed to Section 5, Implementation and Interpretation, as it relates to engagement with Indigenous communities, which would require:

- Municipalities to engage Indigenous communities in local efforts to implement the Growth Plan; and,
- Planning authorities to co-ordinate planning matters with Indigenous communities throughout the planning process to ensure that appropriate engagement is undertaken.



***Staff Comment: Staff support these changes.***

**Topic: Transition**

**Description of Proposed Change:** The following housekeeping modifications are proposed to facilitate implementation of Proposed Amendment 1:

- Rules that required conformity with the Growth Plan, 2019, would now require conformity with the Growth Plan as amended by Amendment 1; and,
- 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, 2019, those decisions are required to conform with the Plan as it read before Amendment 1.

If approved, the policies in Proposed Amendment 1 would be applicable in most decisions immediately after they come into effect, including in the current MCR being undertaken by York Region. The date in which municipalities must conform with the policies in the Growth Plan will remain July 1, 2022.

***Staff Comment: Staff support this change.***

Proposed Amendment 1, if approved, will come into force and effect on a date to be determined by the Lieutenant Governor in Council as part of the approval.

**5. RELATIONSHIP TO STRATEGIC PLAN (2019-2023):**

This report addresses the following strategic goals:

- GOAL 1: "Grow our Economy"
- GOAL 2: "Promote a High Quality of Life"

**6. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial or budgetary impacts resulting from this report.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

There are no public consultation or notice requirements as it relates to this report.



**8. CONCLUSION:**

Staff recommend that Council approve the recommendations as set out in Section 1 and endorse this report as the Town's comments respecting Proposed Amendment 1 to A Place to Grow.

Prepared by:



Tolek A. Makarewicz, BURPI, MCIP, RPP  
Senior Policy Planner

Reviewed by:



Alan Drozd, MCIP, RPP  
Manager of Planning – Acting

Reviewed & Recommended by:



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

Approved by:



David Reddon  
Chief Administrative Officer

July 06, 2020

Attachment 1 – Email from Steve Clark, Minister of Municipal Affairs and Housing to Mayor Quirk

Attachment 2 – ERO Posting 019-1680: Proposed Amendment 1 to A Place to Grow

Attachment 3 – Proposed Amendment 1 to A Place to Grow

Attachment 4 – ERO Posting 019-1679: Proposed Land Needs Assessment Methodology for A Place to Grow

## Tolek Makarewicz

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**From:** Tolek Makarewicz  
**Sent:** June 30, 2020 12:33 PM  
**To:** Tolek Makarewicz  
**Subject:** FW: Letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing

**From:** Minister Steve Clark <[mah@ontario.ca](mailto:mah@ontario.ca)>  
**Sent:** Tuesday, June 16, 2020 9:48 AM  
**To:** Margaret Quirk <[mquirk@georgina.ca](mailto:mquirk@georgina.ca)>  
**Subject:** Letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing

**CAUTION:** This message originated from an email address that is outside of the Town of Georgina organization. Please exercise extreme care when reviewing this message. DO NOT click any links or open attachments from unknown senders. Be suspicious of any unusual requests and report any suspicious email messages to the Georgina ITS division at [support@georgina.ca](mailto:support@georgina.ca).

*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 Margaret Quirk  
Town of Georgina

Mayor Quirk:

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: Harold Lenters  
Director of Planning & Building  
Town of Georgina

David Reddon  
Chief Administrative Officer  
Town of Georgina

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

ERQ (Environmental Registry of Ontario) number	019-1680
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	June 16, 2020
Comment period	June 16, 2020 - July 31, 2020 (45 days) Open
Last updated	June 16, 2020

This consultation closes at 11:59 p.m. on:

**July 31, 2020**

## Proposal summary

The government is consulting on a proposed amendment to A Place to Grow: Growth Plan for the Greater Golden Horseshoe. This update includes changes to the population and employment forecasts, the horizon year for planning, and other policies to increase housing supply, create jobs, attract business investment and better align with infrastructure.

## Proposal details

### Proposal Details

#### Description of Policy

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 a proposed new Land Needs Assessment Methodology, that is also currently posted on the

Environmental Registry of Ontario at ERO number 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 our 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 (Greater Golden Horseshoe) (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 [[link \(\[https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29\\\_0.pdf\]\(https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29\_0.pdf\)\)](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 for revised 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://www.hemson.com/wp-content/uploads/2020/06/HEMSON-Schedule-3-Forecasts-FINAL-16JUN20.pdf>] (<https://www.hemson.com/wp-content/uploads/2020/06/HEMSON-Schedule-3-Forecasts-FINAL-16JUN20.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://www.hemson.com/wp-content/uploads/2020/06/HEMSON-Schedule-3-Forecasts-FINAL-16JUN20.pdf>). The High and Low Scenarios illustrate possible growth prospects under a set of 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.

## **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. The new 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.

## **Growth Outlook to 2051**

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

## **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.

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.

## **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 (Greater Golden Horseshoe) outside of the Greenbelt.

## **Major Transit Station Areas (MTSAs) 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 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 PSEZ (provincially significant employment zones) were

introduced with policy that provides the employment area lands located in a PSEZ (provincially significant employment zones) could only be converted to non-employment uses through ministerial approval.

As a tool to support economic development, PSEZ (provincially significant employment zone)s 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 (provincially significant employment zones) 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 MTSA (major transit station area), Proposed Amendment 1 proposes to change an employment policy within A Place to Grow with respect to the planning of MTSA (major transit station area)s within a PSEZ (provincially significant employment zone). 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 (major transit station area). This proposed change would allow for mixed-use developments to be initiated faster around MTSA (major transit station area)s. This does not change municipal zoning by-laws or other conversion policies within A Place to Grow.

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

The next phase of work, which will begin shortly, will examine how PSEZ (provincially significant employment zone)s 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 PSEZ (provincially significant employment zone)s 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 (provincially significant employment zone).

Report No. DS-2020-0063  
Attachment 2  
Page 5 of 9

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

Given the most recent changes to the Provincial Policy Statement, 2020, (PPS)proposed Amendment 1 proposes to change A Place to Grow policies to ensure continued alignment with the new PPS (Provincial Policy Statement), 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 (Provincial Policy Statement) 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.

## **Transition**

It is proposed that the Minister would make the following housekeeping modifications to the Growth Plan transition regulation (O. Reg. (Ontario Regulation) 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 (A Place to Grow) will remain July 1, 2022.

## **Other public consultation opportunities**

Feedback can be provided by

- email at [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca)
- Environmental Registry online form
- mail to:

Ontario Growth Secretariat  
Ministry of Municipal Affairs and Housing 777 Bay Street  
23rd Floor, Suite 2304  
Toronto, ON M7A 2J3

The consultation closes on July 31, 2020.

Report No. DS-2020-0063  
Attachment 2  
Page 6 of 9

## **Notice regarding collection of information**

Any collection of personal information will be in accordance with subsection 39(2) of the *Freedom of Information and Protection of Privacy Act*. It will be collected under the authority of the *Places to Grow Act, 2005* for the purpose of obtaining input on the proposed amendment to 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:

Ministry of Municipal Affairs and Housing  
Senior Information and Privacy Advisor  
777 Bay Street, 17th Floor  
Toronto, Ontario, M7A 2J3  
416-585-7094

## Organizations and businesses

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

## Individuals

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

## Supporting materials

### Related files

Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe ([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))

.pdf (Portable Document Format file) 981.87 KB

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### Related links

[A Place to Grow: Growth Plan for the Greater Golden Horseshoe](https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe)  
(<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>)

[Hemson Technical Report, Greater Golden Horseshoe: Growth Forecasts to 2051](https://www.hemson.com/wp-content/uploads/2020/06/HEMSON-Schedule-3-Forecasts-FINAL-16JUN20.pdf) (<https://www.hemson.com/wp-content/uploads/2020/06/HEMSON-Schedule-3-Forecasts-FINAL-16JUN20.pdf>)

## **Related ERO (Environmental Registry of Ontario) notices**


[Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(/notice/019-1679\)](/notice/019-1679)

## **View materials in person**

Important notice: Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time.

Please reach out to the Contact listed in this notice to see if alternate arrangements can be made.

Ontario Growth Secretariat  
777 Bay St, Suite 2304  
Toronto, ON  
M7A 2J8  
Canada

 [416-325-1210](tel:416-325-1210)

## **Comment**

Let us know what you think of our proposal.

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

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

**Submit**

Sandra Bickford

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Attachment 2  
Page 8 of 9





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777 Bay St, Suite 2304  
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Connect with  
US

## Contact

Sandra Bickford

 [416-325-1210](tel:416-325-1210)

 [sandra.bickford@ontario.ca](mailto:sandra.bickford@ontario.ca)

# **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.

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# 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.

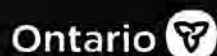
Schedule 7 is deleted, and Schedule 3 is replaced by one of the following proposed Schedule 3 tables:

## 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	380,000	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	3,690,000	1,680,000	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>4,360,000</b>	<b>4,820,000</b>	<b>5,360,000</b>
County of Northumberland	100,000	110,000	122,000	35,000	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	68,000	63,000
City of Kawartha Lakes	106,000	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 Collingwood	41,000	46,000	49,000	21,000	23,000	25,000
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	115,000
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>1,260,000</b>	<b>1,450,000</b>	<b>1,850,000</b>
<b>TOTAL GGH*</b>	<b>11,950,000</b>	<b>13,480,000</b>	<b>14,870,000</b>	<b>5,620,000</b>	<b>6,270,000</b>	<b>7,010,000</b>

Note: All numbers rounded off to nearest 10,000 for GTHA municipalities, GTHA Total and Outer Ring Total, and to nearest 1,000 for outlying municipalities.  
\*Total may not add due to rounding



#### SCHEDULE 3

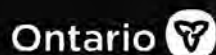
Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2051

## 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	950,000
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	158,000
City of Barrie	298,000	150,000
City of Orillia	49,000	26,000
County of Dufferin	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	25,000
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.  
\*Data may not add due to rounding.



#### SCHEDULE 3

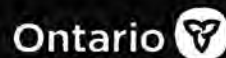
Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2051

## 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	1,580,000	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>5,660,000</b>	<b>6,270,000</b>	<b>6,670,000</b>

Note: Numbers rounded to nearest 10,000 for GTHA municipalities; GTHA Total and Outer Ring Total, and to nearest 1,000 for remaining municipalities.  
 \*Total may not add up due to rounding.



#### SCHEDULE 3

Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2051

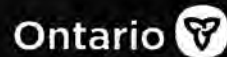


## Low Scenario – Mock B

### 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>3,800,000</b>	<b>1,600,000</b>
<b>TOTAL GGH*</b>	<b>14,210,000</b>	<b>6,670,000</b>

\*Notes: 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.  
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#### SCHEDULE 3

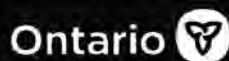
Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2051

## 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	1,730,000	2,050,000
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	1,180,000	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>11,850,000</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
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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	285,000	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>15,710,000</b>	<b>5,660,000</b>	<b>6,270,000</b>	<b>7,330,000</b>

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#### SCHEDULE 3

Distribution of Population and Employment  
for the Greater Golden Horseshoe to 2051

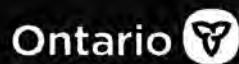
## High Scenario – Mock B

### 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 Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe

<b>ERO (Environmental Registry of Ontario) number</b>	019-1679
<b>Notice type</b>	Policy
<b>Act</b>	Places to Grow Act, 2005
<b>Posted by</b>	Ministry of Municipal Affairs and Housing
<b>Notice stage</b>	Proposal
<b>Proposal posted</b>	June 16, 2020
<b>Comment period</b>	June 16, 2020 - July 31, 2020 (45 days) Open
<b>Last updated</b>	June 16, 2020

This consultation closes at 11:59 p.m. on:

**July 31, 2020**

## Proposal summary

The government is consulting on a new Land Needs Assessment Methodology for the Greater Golden Horseshoe ("Methodology") which supports the implementation of A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("The Plan"). This posting presents the outcome-based Methodology that, if approved, would replace the existing Methodology.

## Proposal details

### Proposal Details

On May 2, 2019, the government released A Place to Grow: Growth Plan for the Greater Golden Horseshoe as part of the "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Plan, which came into effect on May 16, 2019, addresses the needs of a growing population, the diversity of the Greater Golden Horseshoe region, the people and local priorities.

Policy 2.2.1.5 of the Plan requires upper- and single-tier municipalities to use the Methodology issued by the Minister to assess the quantity of land required to accommodate forecasted growth to the horizon of this Plan. The government is consulting on a proposed new Land Needs Assessment Methodology for the Greater Golden Horseshoe.

These changes are linked to the **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe** (<https://ero.ontario.ca/notice/019-1680>) found at **ERO Number 019-1980** (<https://ero.ontario.ca/notice/019-1680>).

Proposed Methodology

## Purpose and Objectives

The proposed Methodology outlines key steps for assessing community and employment land needs to the Plan horizon year. Municipalities must follow the steps of this methodology as part of the municipal comprehensive review to ascertain the amount of land required to accommodate the amount and type of additional housing units and jobs required to meet market demands in conformity with the Plan. The methodology is also used to determine whether there is a need for a settlement area boundary expansion for employment area or community area, which is all other settlement area land outside of employment areas.

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 all housing market segments; avoid housing shortages; consider market demand; accommodate all employment types, including those that are evolving; and plan for all infrastructure services that are needed to meet complete communities objectives to the horizon of the Plan.

It will do so by presenting a simplified approach to land needs assessment that reduces the overall complexity of implementation of the Plan. The proposed Methodology will provide more flexibility to municipalities. It will also be forward-looking and account for demographics, employment trends, market demand, and concerns related to housing affordability in the Greater Golden Horseshoe.

Report No. DS-2020-0063  
Attachment 4  
Page 2 of 10

Schedule 3 is the baseline to be used by municipalities. Lower forecasts for population, dwellings by type or employment are not permitted as this would lead to land supply issues which would lead to housing affordability issues and land shortages. Municipalities may develop alternative assumptions



about growth to the horizon of the Plan if they demonstrate they can provide a range of housing to achieve market-based demand. This includes meeting the projected needs of current and future residents and providing the basis for realizing employment opportunities in labour markets of the Greater Golden Horseshoe.

## Implementation and Conformity

The proposed Methodology does not preclude municipalities from considering alternate assumptions about population and employment growth to the horizon of the Plan. A municipality may test alternative growth assumptions to establish the case for a higher density target. Assumptions that include density targets lower than those required in the Plan would require Minister's approval.

Land needs assessment is an iterative process involving dialogue between upper-tier and lower-tier municipalities, stakeholders, the public and the Province. The proposed Methodology will continue to be implemented through a new upper- or single-tier official plan or an official plan amendment that is subject to approval by the Minister of Municipal Affairs and Housing. Municipalities have the choice of phasing their municipal comprehensive review or achieving conformity as part of one single new official plan or a plan amendment.

## Timeframes

Municipalities must plan to accommodate forecasted growth to the horizon of A Place to Grow. Land supply to meet the full horizon of a Place to Grow is essential to ensuring consistency with the Provincial Policy Statement (PPS). Planning authorities need to ensure an appropriate range and mix of housing options and densities are provided to meet projected requirements of current and future residents of the regional market area. This means:

- Municipalities must, at all times, have enough land with servicing capacity to provide at least a three-year supply of residential units available through lands suitably zoned in lower-tier municipalities.
- Municipalities shall also plan to maintain the ability to accommodate residential growth for a minimum of 15 years.

Report No. DS-2020-0063  
Attachment 4  
Page 3 of 10

## Testing Alternate Growth Assumptions

This methodology does not preclude municipalities from considering future economic, social and policy directions where these are known, particularly in between Censuses or mandatory reviews of A Place to Grow.

Municipalities may develop alternate growth assumptions provided the population and employment forecasts of A Place to Grow are implemented in municipal official plans. Municipalities must be able to demonstrate that assumptions utilized in their land needs assessment conform with the Plan and are justifiable in light of both general trends in the province and specific conditions in the municipality.

## **Components**

The Methodology has various components that need to be considered when assessing local land needs. The first is the community area land needs assessment used for housing, population-related jobs and office jobs. The second is the employment area land need assessment for all various types of employment.

## **Community Area Land Needs Assessment**

The community area land needs assessment is based on the population forecasts from A Place to Grow – from which, upper and single-tier municipalities shall estimate households by type and housing need, then allocate the projected need among lower-tier municipalities, where appropriate. The projected need for each local municipality is translated into applicable densities and separated into housing within the delineated built-up area and designated greenfield area.

The community area lands are where most housing required to accommodate forecasted population will be located. It also includes most population-related jobs, office jobs and some employment lands jobs. The result of the assessment is the amount of additional land required for new community area land to accommodate these homes and jobs to the horizon of A Place to Grow.

This part of the Methodology involves components such as population forecasts, housing needs analysis, housing allocation and supply inventory and community area jobs analysis and reconciliation. These components are used to determine where and how the forecasted community area people and jobs growth will be accommodated within the upper- or single-tier municipality to meet the intensification and density targets in the Plan and the amount of community area land needed (in hectares) to accommodate that growth.

When planning for community areas, municipalities will address policy requirements of A Place to Grow to:

- Use the population and employment forecast contained in Schedule 3 for planning and managing growth, as a minimum;
- Direct development to settlement areas, except where the policies permit otherwise;
- Plan to achieve minimum intensification and designated greenfield area density targets;
- Support the achievement of complete communities that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities;
- Consider the range and mix of housing options and densities of the existing housing stock and plan to diversify housing options in the future, including additional residential units and affordable housing, to serve all sizes, incomes and ages of households; and
- Plan for a more compact built form that reduces the rate at which land is consumed and supports the integration and sustained viability of transit services.

A Place to Grow requires that upper-tier municipalities, through a municipal comprehensive review, identify minimum intensification and designated greenfield area density targets for lower-tier municipalities and allocate the Schedule 3 forecasts to lower-tier municipalities. The PPS requires upper-tier municipalities to allocate the land and housing unit supply to be maintained by lower tier municipalities. In practice, the assessment will entail consultation between different tiers of government, including public consultation.

As part of the land needs assessment process, the four components identified below provide minimum requirements to be considered when completing local land budgeting processes as part of the municipal comprehensive review.

## **Population Forecasts**

Using population forecast by age group for the housing market area, municipalities may calculate how many additional people a municipality needs to house to the Plan horizon. This involves an examination of the minimum forecasts in Schedule 3 in terms of total population, Census population and household population.

## **Housing Needs Analysis**

Housing need can be broken down by type of dwelling to include age-specific household formation rates in order to forecast growth in the number of households to the Plan horizon, categorized by dwelling type (i.e. ground-related versus high-rise). It should consider both historical and future trends for household growth by units by type.

Municipalities may 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.

Household demand can be adjusted for factors such as changes in vacancy rates, market contingencies, additional housing needs for post-secondary students, temporary workers, or units that will be lost over time for various reasons.

## **Housing Allocation and Supply Inventory**

Municipalities, in consultation with the public, allocate the forecasted housing need for the housing market area using factors such as past and future market shares, planned urban structure, housing affordability, and a mix of housing forms and intensification. This includes preparing an inventory of housing in the delineated built-up area, designated greenfield area, and other areas including rural settlements and rural area outside of settlement areas.

## **Community Area Jobs Analysis and Reconciliation**

In addition to the housing units that need to be accommodated, municipalities will need to assess the community area jobs to be allocated to the designated greenfield area to determine density targets. Estimations of persons per unit for the different housing types coupled with the projected housing units needed to accommodate growth will provide, along with the community area jobs, the amount of land needed in this area to the Plan horizon.

## **Employment Area Land Needs Assessment**

This part of the Methodology involves components such as employment forecasts, employment categorization and needs analysis, and employment allocation and reconciliation, to determine where and how much land is needed to accommodate the forecasted growth in jobs in both the employment areas and the community areas.

When planning locations for employment, municipalities will address the following Plan requirements:

- Within settlement areas, make more efficient use of existing employment areas, vacant and underutilized employment lands, and



- increase employment densities;
- Direct major office and appropriate institutional development to urban growth centres, major transit station areas and other strategic growth areas with existing or planned frequent transit service;
- Direct retail and office uses to locations that support active transportation and have existing or planned transit;
- Prohibit or establish a size and scale threshold to prohibit any major retail exceeding this threshold in employment areas; and
- Provide for economic activity on rural lands that is appropriate in scale and type to the rural context.

As part of the land needs assessment process, these three components provide the minimum requirements to be considered in completing local land budgeting processes as part of the municipal comprehensive review.

## **Employment Forecasts**

Using the minimum employment forecast in Schedule 3, municipalities may establish the employment growth rate from the base year to the Plan horizon. This can involve an examination of other data sources as well such as Statistics Canada's labour force surveys, local employment surveys, and provincial fiscal updates.

## **Employment Categorization and Needs Analysis**

Municipalities should categorize the total forecasted jobs in four types based on the primary land use: employment lands, population related, major office, and agricultural/rural, which are outside the settlement area. It should consider both historical and future trends for employment growth by type.

As part of the needs analysis, employment growth by type can be adjusted for factors such as changes in economic activity, market disruptors, infrastructure and investment strategies, and other business environment impacts.

## **Employment Allocation and Reconciliation**

Municipalities can allocate the categorized forecasted jobs with the understanding that community area jobs are to be located within settlement areas but outside employment areas while employment area jobs are located in the employment areas. In addition, community area jobs in the designated greenfield area may be counted towards the minimum density target.

Through allocations municipalities can determine whether there are sufficient employment area lands in the municipality to accommodate the employment growth established.



## Seeking Feedback

The Ministry of Municipal Affairs and Housing is seeking feedback on the proposed land needs assessment methodology for the Greater Golden Horseshoe. After considering submissions and comments received, the Minister may modify the approach and formally issue a final revised Methodology in accordance with policy 5.2.2.1(c) of A Place to Grow.

The purpose of this policy proposal notice is to inform the public of Ontario that the Province is:

- Proposing a new Methodology for upper- and single-tier municipalities in the Greater Golden Horseshoe to use in assessing their future land needs in a consistent way.
- Seeking comments on how the Province could improve or refine the approach to the proposed Methodology.

## Supporting materials

### Related files

Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (<https://prod-environmental-registry.s3.amazonaws.com/2020-06/Proposed%20APTG%20Amendment%20%28ENG%29.pdf>) pdf (Portable Document Format file) 981.87 KB

### Related links

A Place to Grow: Growth plan for the Greater Golden Horseshoe (<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>)

Land Needs Assessment for the Greater Golden Horseshoe, 2018 (<https://www.ontario.ca/page/land-needs-assessment-methodology-greater-golden-horseshoe>)

### Related ERO (Environmental Registry of Ontario) notices

Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (/notice/013-4504)

[Proposed methodology for land needs assessment for the Greater Golden Horseshoe \(/notice/013-2016\)](#)


[Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(/notice/019-1680\)](#)

## View materials in person

Important notice: Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time.

Please reach out to the Contact listed in this notice to see if alternate arrangements can be made.

Ontario Growth Secretariat  
777 Bay St, Suite 2304  
Toronto, ON  
M7A 2J8  
Canada

 [416-325-1210](tel:416-325-1210)

## Comment

Let us know what you think of our proposal.

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

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


## Submit by mail

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