

Growth Plan, 2019: New Policies

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

- References to ‘Places to Grow’ is replaced throughout with ‘A Place to Grow’
- New effective date of May 16, 2019 with *Growth Plan Act* transition regulations available

Employment Planning (s.2.2.5)

- Removal of the optional Prime Employment Areas provincial policy framework and designation
- Allow employment conversions between May 16, 2019 and the next MCR, subject to specific criteria:
 - justifying whether there is a need for the conversion
 - would not negatively affect the achievement of minimum intensification and density targets
 - have existing or planned infrastructure and public service facilities
 - maintain a significant number of jobs on those lands through the establishment of development criteria
- Designate “employment area” in upper- and single-tier municipal official plans at any time in advance of the next MCR
- Stronger direction to designate and preserve employment areas adjacent to major goods movement facilities and corridors
- Development of sensitive land uses, major retail uses, or major office uses will be in accordance with provincial guidelines, and avoid or minimize and mitigate adverse impacts on industrial, manufacturing or other uses vulnerable to encroachment
- Requirement for a similar number of jobs when redeveloping employment lands
- Minimum density targets (jobs per hectare) for each employment area (rather than a single overall regional employment density target), to be implemented through official plan policies and zoning by-law designations

Provincially Significant Employment Zones (PSEZ) (s.2.2.5 and s.5.2.2)

- Minister may identify PSEZ and may provide specific direction for planning in those areas
- Embedded [link](#) to PSEZ mapping and [new process](#) for refinement through an ongoing process
- Zones in Peel: (13) 427 QEW, (14) Pearson Airport Hub (Airport), (15) Pearson Airport Hub (Airport Hwy 50), (16) Mavis and Burnhamthorpe, (17) Oakville East and (18) 401 407 (Meadowvale)
- Require protection through official plan designations and cannot be converted outside of an MCR

Settlement Area Boundaries (s.2.2.8)

- Allow adjustments to settlement area boundaries outside of/prior to an MCR, subject to criteria:
 - no net increase of land within the settlement area
 - planned to achieve the minimum designated greenfield area density target
 - satisfy policy 2.2.8.3 (comprehensive criteria for expansions)
 - lands are not a rural settlement or in the Greenbelt Area
 - can be serviced by municipal water/wastewater systems with sufficient capacity
 - lands no larger than 40 hectares

Intensification Targets (Delineated Built-Up Areas) (s.2.2.2)

- New minimum intensification target of 50% of all residential development occurring annually in the delineated built-up area by the time the next MCR is approved and in effect, and for each year thereafter (it was 50% from the MCR to 2031, and 60% from 2031 to 2041)

Appendix I: Summary of Growth Plan, 2019

Peel 2041 Official Plan Review – Implications of the New Growth Plan 2019 and Status Update

- Applies to Peel, Waterloo, York, Durham, Niagara, Halton, Hamilton, Barrie, Brantford, Guelph, Orillia and Peterborough (City) (other municipalities will establish minimum intensification targets at the time of the next MCR)

Designated Greenfield Area (DGA) Density Targets (s.2.2.7)

- New minimum designated greenfield area (DGA) density target of 50 residents and jobs combined per hectare to take effect at the next MCR and apply to the entire DGA (reduced from 80 in new DGA)
- Applies to Peel, Waterloo, York, Durham, Niagara, Halton, Hamilton, Barrie, Brantford, Guelph, Orillia, Peterborough (City) (other municipalities will plan to achieve a minimum density target not less than 40 residents and jobs combined per hectare within the horizon of this plan)

Major Transit Station Areas (MTSA) (s.2.2.4)

- Simplified process and criteria for approval of a lower alternative MTSA density targets:
 - Minister can approve a lower target by demonstrating that development is prohibited by provincial policy or severely restricted
 - there are a limited number of residents and jobs associated with the built form, but can sustain high ridership due to it being *major trip generator*
 - no longer a need to justify conversion based on various criteria (i.e. target is premature, alternatives other benefits, the average of four or more stations along the same corridor would meet or exceed the minimum target)
- Boundary delineation and the establishment of density targets permitted for MTSA in advance of an MCR, provided the Protected MTSA tool under the *Planning Act* is used

Agricultural System and Natural Heritage System (NHS) (s.4.2.6 and s.4.2.2)

- Provincial mapping of the Agricultural System and the NHS (outside of the Greenbelt Area) for the Growth Plan will not apply until the mapping has been implemented in upper- and single-tier official plans; prior to this, Growth Plan policies for protecting these areas will apply to the NHS as mapped in municipal official plans outside of settlement areas
- Refinement and implementation of provincial mapping is permitted in advance of the MCR by municipalities; however, once provincial mapping has been implemented in official plans, further refinements may only occur through an MCR

New/Revised Definitions

- New:
 - Provincially Significant Employment Zones
 - Rural Settlements
 - Natural Heritage System for the Growth Plan
- Deleted:
 - Undelineated Built-Up Areas, Innovation Hubs, Prime Employment Area
- Revised:
 - Office Parks: employment areas or areas where significant concentration of offices with high employment densities (was previously designated in official plans)
 - MTSA: to allow boundaries to be planned within a range (appx. 500-800m radius)
 - Major Trip Generators: include large parks, rec destinations, post-secondary institutions
 - Other minor amendments to update terminology and ministries

Other Matters

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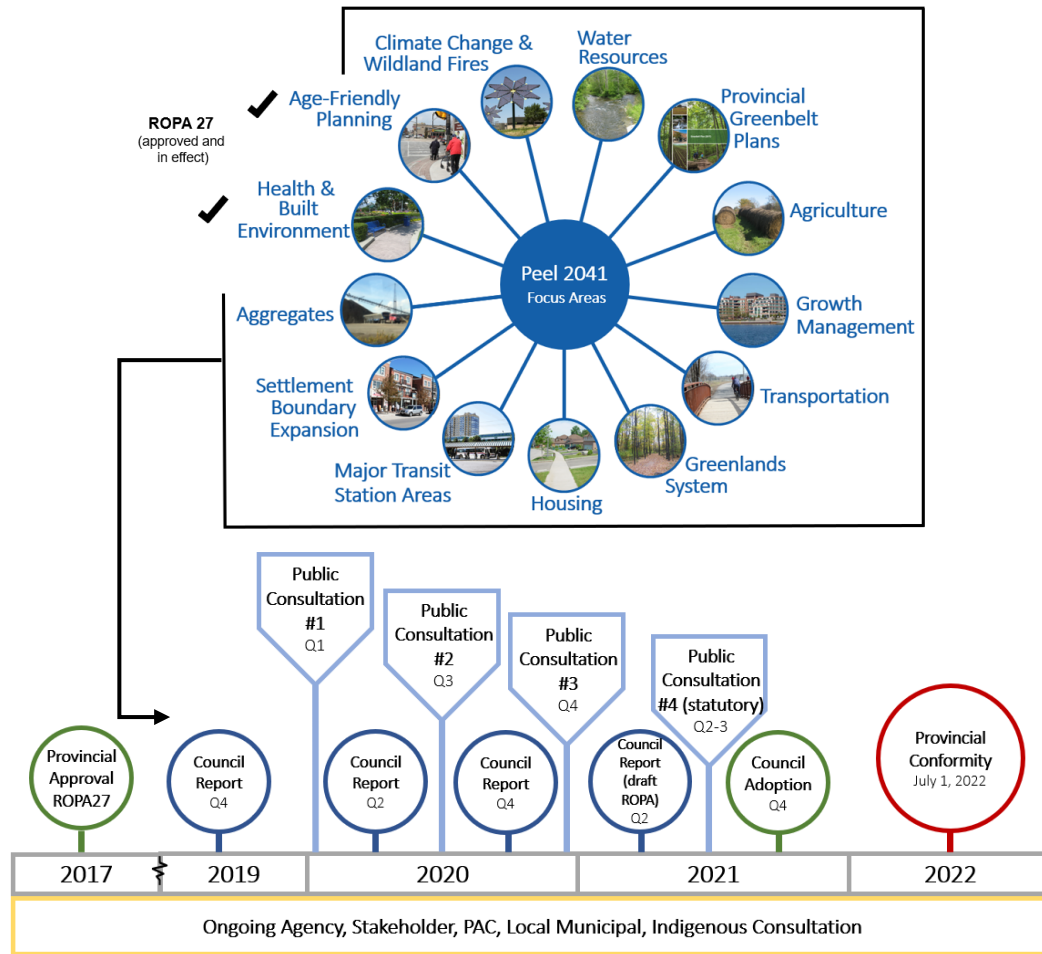
- Removal of a required housing strategy, employment strategy and innovation hubs, and some excess lands policies
- Addition of “or equivalent” for watershed planning and stormwater master plan
- No proposed revisions to the definition of an MCR (a new official plan or an official plan amendment under s.26 of the Planning Act, initiated by the upper or single-tier municipality, that comprehensively applies the policies and schedules of the Growth Plan)

Appendix II: Updated Peel 2041 Work Plan

Peel 2041 Official Plan Review – Implications of the New Growth Plan 2019 and Status Update

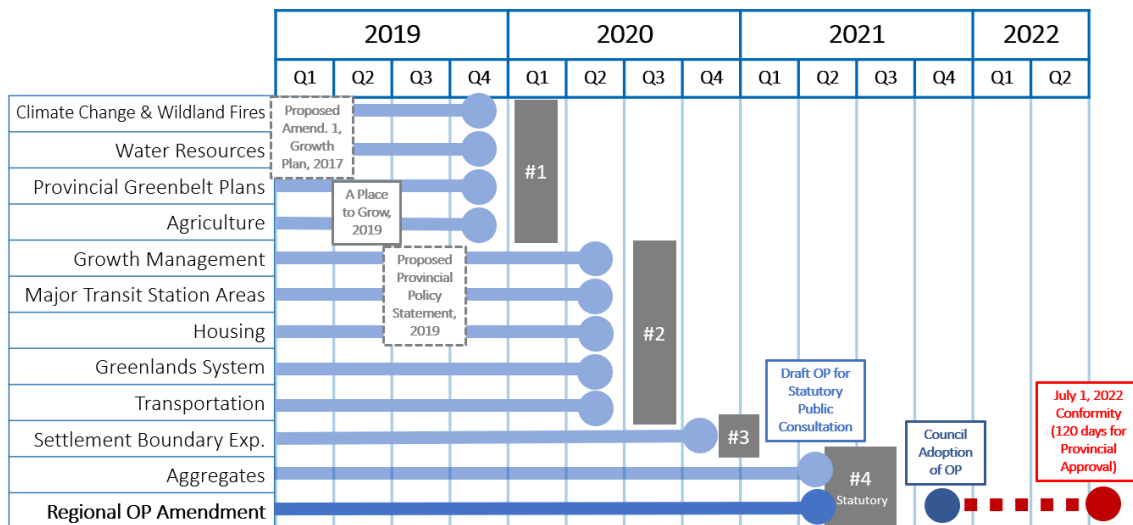
Updated Peel 2041 - Regional Official Plan Review Work Plan:

Single Amendment Municipal Comprehensive Review



Note: Estimated timelines based on current information

Targeted Focus Area Staging











*Estimated timelines based on current information

- Council Report on Draft Policies
- Public Consultation
- Draft Regional OP

Peel 2041: Official Plan Review Focus Area Updates

Focus Area	Climate & Wildland Change Fires	Water Resources	Provincial Greenbelt Plans	Agriculture
Summary	<p>Rising GHG emissions and changing weather will have significant impacts on human and natural systems. Land use planning has a role in addressing this by supporting compact growth, transportation options, and encouraging the reduction of water and energy use.</p> <p>This theme area also includes policy conformity on wildland fires.</p>	<p>Peel and its partners protect, manage and conserve the Region's water resources to ensure clean drinking water for residents and environmental well-being.</p>	<p>The province has updated various plans affecting Peel which will be updated in this focus area: Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan.</p>	<p>Updated provincial policies and plans require significant changes in policy and mapping affecting agriculture and rural areas. Agriculture plays a significant role in Peel's economy, and in maintaining rural character and the natural environment.</p>
Study Inputs (Online Soon)	<ul style="list-style-type: none"> • Climate Change Discussion Paper • Wildland Fire Discussion Paper 	<ul style="list-style-type: none"> • Roles & Responsibilities Discussion Paper • Policy Options Discussion Paper • Source Protection Plan Implementation 	<ul style="list-style-type: none"> • Greenbelt Plan Discussion Paper • Niagara Escarpment Plan Discussion Paper • Oak Ridges Moraine Conservation Plan Discussion Paper 	<ul style="list-style-type: none"> • Edge Planning for Agriculture • Minimum Distance Separation Formulae & Guidance • Land Evaluation & Area Review
Policy Impact	<p>Climate change policies will add and/or strengthen existing policies to enhance the Region's ability to address predicted changes to the climate system.</p> <p>Wildland fire policies and mapping will be introduced with tools to ensure mitigation measures are required.</p>	<p>Policy changes implement current best practices in land use planning for water resource protection (e.g. water efficiency strategy) and conform to Provincial plans and policies.</p>	<p>Policy changes will refine existing land use designations and mapping to protect natural heritage lands, ecological and hydrological functions, agricultural and urbanized areas, and the natural environment.</p>	<p>Policy changes will introduce an agricultural system, mapping for prime agricultural areas, new policies to enhance the agricultural and rural systems, provide additional flexibility and protection for agricultural and related uses, and support urban agriculture.</p>
Next Steps	<p>Draft policies will be available online Q4 2019. Public consultation will take place in early 2020.</p>			
Consultation Update	 <p>Various studies and discussion papers will be available online in Q4 2019</p>	 <p>Targeted stakeholder meetings took place between 2017 and 2019</p> <p>Mapping will be available online in 2020</p>	 <p>Public consultations (open houses) will be held in 2020</p> <p>Stay tuned for notices on social media, website and newspapers</p>	

Focus Area	Growth Management	Transportation	Greenlands System	Housing	Major Transit Station Areas
Summary	 <p>Growth policies will set the planning framework to accommodate people and jobs to the year 2041. Guiding principles include efficiently using existing and planned infrastructure, protecting resources, creating densities that support transit, employment and complete communities where residents can live, work, play and age.</p>	 <p>Transportation policies will set the framework for implementing a balanced approach that shifts 50 per cent of travel to modes such as transit, walking, cycling, and carpooling by 2041.</p>	 <p>The Greenlands System is comprised of features (e.g. rivers and forests) and surrounding areas that link together. This connected natural system provides for clean water and air, habitat for plants and animals, and cultural, recreational and health benefits.</p>	 <p>The Province has introduced various legislation and policy as part of the “Ontario’s Housing Supply Action Plan.” Housing policies will be framed with the objective to provide an appropriate range and mix of housing types, densities, sizes and tenure contribute to the support of affordable housing.</p>	 <p>Major Transit Station Areas (MTSAs) are areas (500-800m radius) in and around existing or planned higher order transit stations or stops (e.g. GO Stations, Bus Rapid Transit). These areas are intended to be planned for higher density mixed-use growth.</p>
Ongoing Study Inputs	<ul style="list-style-type: none"> • Employment Strategy Discussion Paper • Intensification Analysis • Updated Growth Allocations 	<ul style="list-style-type: none"> • Long Range Transportation Plan • Sustainable Transportation Strategy • Vision Zero Road Safety Strategic Plan • Goods Movement Strategic Plan 	<ul style="list-style-type: none"> • Greenlands System Discussion Paper • Natural Heritage System Integration Project 	<ul style="list-style-type: none"> • Peel Housing Strategy • Housing Needs Assessment • Affordable Housing Background Paper • Peel Housing & Homelessness Plan 	<ul style="list-style-type: none"> • Regional MTSA Study
Policy Impact	<p>Policies will guide further work required to plan for population, housing and employment 2041, additional land required for new development, intensification and density targets, and strategic growth area and employment area mapping.</p>	<p>Policies will focus on improvements in safe, sustainable, and vehicular mobility. The updated policies are intended to establish a transportation network that continues to move people and goods safely and efficiently.</p>	<p>Policies will identify actions that are needed to achieve Peel’s natural heritage objectives and identify a Regional Natural Heritage System map and policies. These policies continue to protect, restore and enhance natural areas.</p>	<p>Policies will aim to increase affordable housing supply and options, updated minimum new housing unit targets. Updates will address retention of rental housing stock, secondary suites, and utilizing tools, incentives and the planning process to secure affordable housing.</p>	<p>New policy direction will align transit investment and land use planning by directing transit-supportive densities to MTSAs along priority transit corridors. Specific areas will be mapped and policies will guide how growth is accommodated.</p>
Next Steps	<p>Draft policies will be available online in early 2020. Public consultation will take place in summer 2020. Ongoing study updates will be provided with other focus area updates.</p>				
Consultation Update	<p>Note: Other policies may be reviewed to address Provincial conformity, including Indigenous communities and waste management.</p>				
	 <p>Various studies and discussion papers are being updated as a result of Provincial changes and will be available online in 2020</p>	 <p>Targeted stakeholder meetings took place between 2015 and continue in 2019 A survey was recently available on MTSA criteria</p>	 <p>An open house for MTSAs was held Q2 2019 Public consultations were planned for Growth Management & Transportation in 2018 but cancelled due to Provincial changes; consultations will start again in 2020</p>		

Peel 2041: Official Plan Review Focus Area Updates

Focus Area	Settlement Area Boundary Expansion	Aggregates
Summary	 <p>Settlement Area Boundary Expansions will need to be delineated and justified through the Municipal Comprehensive Review process. Inputs from Growth Management work will establish the population and employment targets for the Region to 2041. This study will determine how much and where new residential and employment land is needed for future growth.</p>	 <p>Aggregates are usually sand, gravel, clay, earth and bedrock used to make roads, subway tunnels, homes and other structures. Loose material, such as sand and gravel, is removed from a pit. Solid bedrock, such as limestone and granite, is removed from a quarry. Updated provincial policies and mapping and emerging best practices have prompted the need for revisions to the Regional official plan policies and mapping.</p>
Future Study Inputs	<ul style="list-style-type: none"> • Transportation • Health • Public Facilities • Cultural Heritage Resource • Employment & Commercial Opportunities • Agricultural Impact • Climate Change & Energy • Fiscal Impact • Mineral Aggregate Resource Impact • Scoped Subwatershed Study • Water and Wastewater 	<ul style="list-style-type: none"> • Joint Peel - Caledon Discussion Paper
Policy Impact	<p>Policy work will be split into 4 phases: A: Background Report and Identification of Focus Areas B: Technical Studies on Focused Study Area C: Identification of Expansion Areas and Draft Policies D: Recommendations and Final Policies</p> <p>New communities will be built in the designated areas after Provincial approval.</p>	<p>Updated policies will confirm the location of High Potential Mineral Aggregate Resources in the Region and enhance the framework for siting aggregate resources operations, including operations that contain aggregate recycling facilities. The policies will continue to protect environmental features such as core areas of the Greenland system and water resources. Changes will impact the area where aggregate extraction and aggregate recycling is permitted to occur.</p>
Next Steps	<p>Various phases noted above will be brought to Council for endorsement starting in 2020. It is expected that this focus area work will be completed in late 2021. Ongoing study updates will be provided with other focus area updates.</p>	<p>Ongoing progress of this focus area will be provided in 2020 as this topic is in the early stages of policy development.</p>
Consultation Update	   <p>Public consultations (open houses) will be begin in 2020</p> <p>Stay tuned for notices on social media, website and newspapers</p>	   <p>Stakeholder meetings will begin in 2020</p> <p>Stay tuned for notices on social media, website and newspapers</p>