



Possibility grows here.

# **OGA All Member Meeting**

## **Greenbelt and Growth Plan Changes**

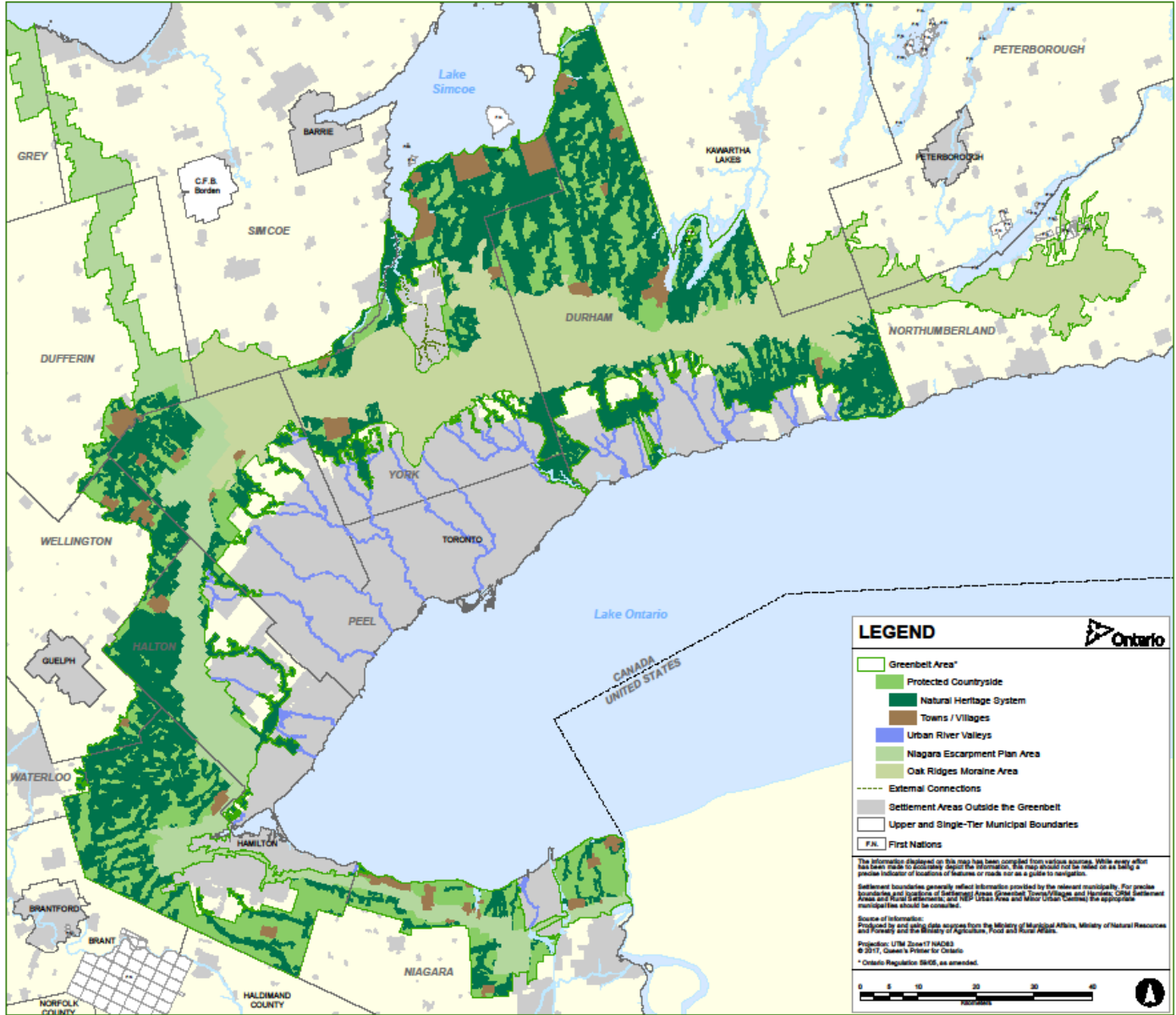
June 28, 2017



# Grow the Greenbelt

Possibility grows here.

- Protect Bluebelt hydrological areas (key headwater features, groundwater recharge areas, surface water, and urban river valleys) in outer and inner ring municipalities
- ✓ 21 urban river valleys and 7 associated coastal wetlands have been added to the Greenbelt, but private lands are not included [GBP, 6.2(1) & Sch. 1]
- ~ Lands are governed by the applicable official plan policies provided they have regard to the objectives of the Greenbelt Plan [GBP, 6.2(2)]
- ~ The province is leading a process to expand the Greenbelt into ecologically and hydrologically significant areas facing development pressures; paying particular attention to Waterloo and Simcoe



# greenbelt

## Schedule 4: Natural Heritage System



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# Stronger natural heritage protection

- Identify and protect a regional natural heritage system for the GGH, which is consistent with the GB and ORM systems
- ✓ The province will map a NHS for the GGH to support a comprehensive, integrated, and long-term approach to natural heritage planning [GP, 4.2.2(1)]
- ✓ Municipalities will incorporate the NHS as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the system [GP, 4.2.2(2)]
- ✓ Beyond the NHS the municipality will continue to protect any other natural heritage features in a manner that is consistent with the PPS [GP, 4.2.2(6)]
  
- Reinstate policies that protect the habitat for all species at risk
- ✗ **Not addressed in the Plans**
  
- Ensure that external connections policies are enhanced
- ~ Stakeholders should undertake planning and design to ensure that external connections and Urban River Valley areas are maintained and/or enhanced [GBP 3.2.6(1)]
- ~ Ensuring external connections are enhanced would require dedicated funding



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# Maintain permanent Greenbelt boundaries

- Keep the Greenbelt boundaries intact by rejecting land removals and swaps requests
  - ~ In 16 unique cases, the province approved site-specific removals from the Protected Countryside
    - ~ Of these, 9 were transitional developments approved before the Greenbelt Plan or mapping errors when the boundaries were originally drawn up
  - ✓ The province also approved 5 site-specific additions to the Protected Countryside
- Do not permit the expansion of towns and villages into the GB, or only considering expansions at the time of Provincial review
  - ~ Through their MCR, expansion of no more than 5% of the planned geographic size of the settlement area, up to 10 hectares, and residential development on no more than 50% of the expanded lands [GP, 2.2.8(3)(m)]
    - ~ Would allow a total of 300-400 houses in the four unconstrained towns\*
  - ✓ Rounding out of hamlets is no longer permitted

\* Others can also expand but will be constrained by the NHS, specialty crop and pipe capacity



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# Maintain permanent Greenbelt boundaries

- Reorient settlement area policies for Greenbelt towns and villages to prioritize the development complete communities within existing boundaries
- ~ The vast majority of growth will be directed to settlement areas that have a delineated built boundary and existing or planned servicing. Growth will be limited in unserviced and undelineated settlement areas that are in the Greenbelt Area [GP, 2.2.1(2)]
- Enact a sunset clause for grandfathered development applications that predate the creation of the three plan areas in the Greenbelt
- ~ If a plan of subdivision has been registered for eight years or more and does not meet the growth management objectives of this Plan, municipalities are encouraged to deem it no longer registered and, where appropriate, amend site-specific designations and zoning [GP, 5.2.8(4); Planning Act 50(4)]
- × This clause has not been widely used by municipalities





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# Infrastructure and aggregates policies

- Prohibit infrastructure and aggregates in Natural Heritage System and Agricultural System
- ✓ Within the NHS, no new aggregate operation shall be permitted in significant wetlands, habitat of endangered species and threatened species, and significant woodlands [GBP, 4.3.2(3)(a); GP, 4.2.8(2)(a)]
- ~ An expansion an existing aggregate operation requiring approval may be permitted in the NHS if it is consistent with the PPS and satisfies the rehabilitation requirements in the plan [GBP, 4.3.2(3)(c); GP, 4.2.8(2)(a)]
- ~ Applications for new aggregate operations in prime agricultural areas will be supported by an AIA and will seek to maintain or improve connectivity of the Agricultural System [GBP, 4.3.2(4), GP 4.2.8(3)]
- ~ Applications for changes to existing and planned corridors will demonstrate through:
  - ~ an environmental assessment that any impacts on key natural heritage features in the NHS, key hydrologic features and key hydrologic areas have been avoided or minimized and to the extent feasible mitigated
  - ~ an AIA that any impacts on the Agricultural System have been avoided or minimized and to the extent feasible mitigated [GP, 3.2.5(1)]

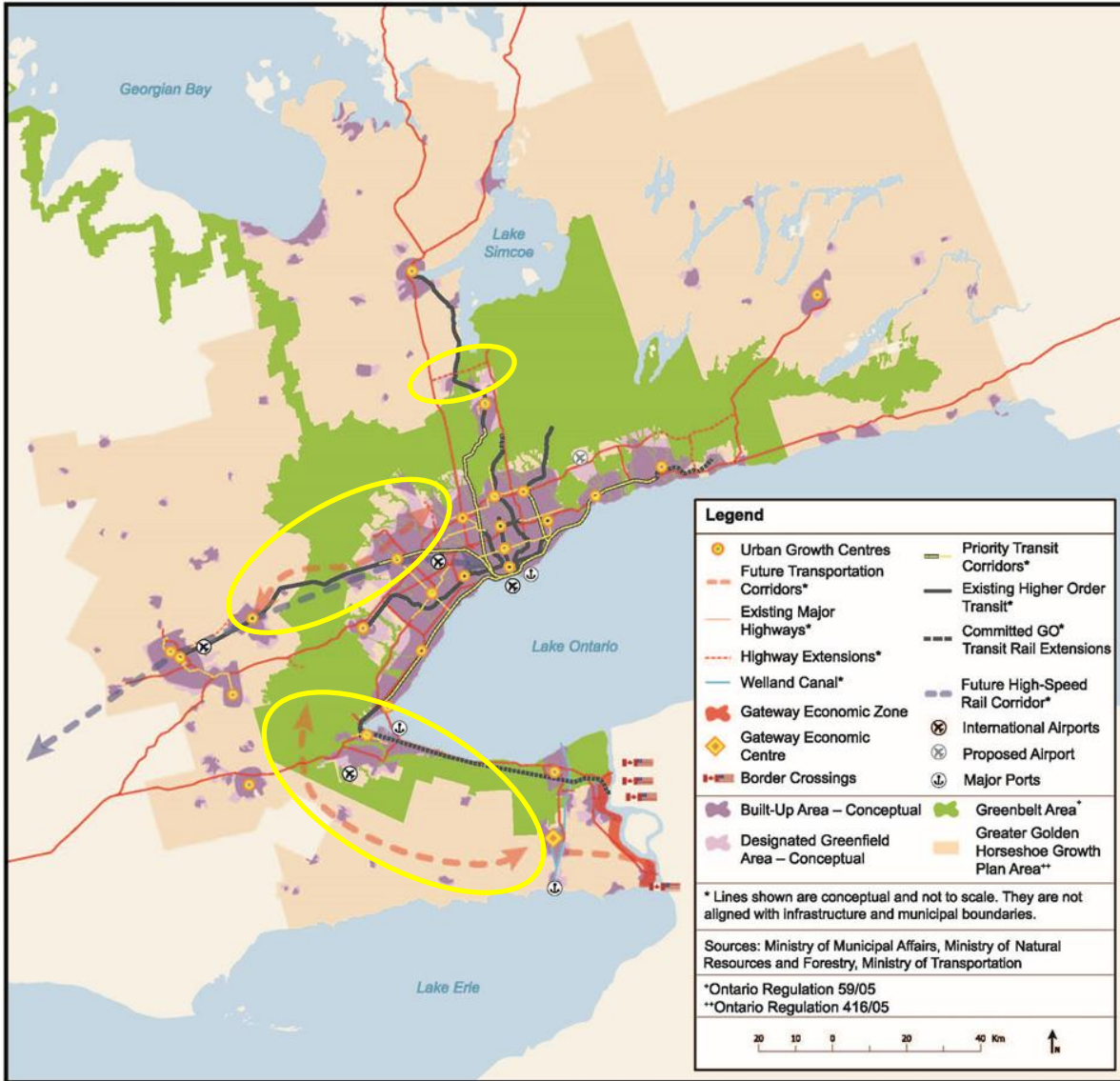


# Infrastructure and aggregates policies

Possibility grows here.

- Provide municipal guidance for watershed and sub-watershed planning
- ✓ Province will release guidance materials on watershed planning by the end of 2017 (Stakeholder Technical Briefing, s. 3)
- Require municipalities to consider green infrastructure in the planning process
- ~ Proposals for large-scale development will be supported by a stormwater management plan that is informed by a subwatershed plan ... which includes appropriate low impact development and green infrastructure [GP, 3.2.(2)]
- Prioritize transit infrastructure and investment in the Growth Plan to existing urban areas and urban growth centres
- ✓ Align transit with growth by directing growth to major transit station areas and other strategic growth areas, including urban growth centres, and promoting transit investments in these areas. Province expects municipalities to complete detailed planning for major transit station areas on these corridors to support planned service levels [GP, 2.1]
- Restrict any 400-series highway extensions from crossing through the Greenbelt
- × Continues to be in the GP (See next slide)





**Legend**

● Urban Growth Centres	— Priority Transit Corridors*
- - - Future Transportation Corridors*	— Existing Higher Order Transit*
— Existing Major Highways*	- - - Committed GO* Transit Rail Extensions
- - - Highway Extensions*	— Future High-Speed Rail Corridor*
— Welland Canal*	⊗ International Airports
◆ Gateway Economic Zone	⊗ Proposed Airport
◆ Gateway Economic Centre	Ⓜ Major Ports
— Border Crossings	
■ Built-Up Area – Conceptual	■ Greenbelt Area*
■ Designated Greenfield Area – Conceptual	■ Greater Golden Horseshoe Growth Plan Area**

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

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

\*Ontario Regulation 59/05  
 \*\*Ontario Regulation 416/05

20 10 0 20 40 Km ↑

**SCHEDULE 2**  
**Places to Grow Concept**

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



# Support agriculture

Possibility grows here.

- Ag system should consist of (1) ag land base and (2) ag support network, and be integrated with NHS
- ✓ Ag system will be mapped and issued by the Province. It will be comprised of a continuous, productive agricultural land base and an agri-food network, which includes infrastructure, services and assets [GBP, 7]
- ✓ Natural Heritage System is an overlay on top of the prime agricultural area, including specialty crop areas, and rural lands designations contained in official plans. As such, permitted uses are subject to the Natural System policies of this Plan [GBP, 1.4.2]
- Extend permanent Greenbelt protections to the GGH's agricultural system
- ✓ Growth Plan provides for the identification and protection of the Agricultural System in the GGH [GP, 4.1]
- Limit agricultural and agricultural-related, and on-farm diversified that are exempt from natural heritage or hydrologic evaluations
- ~ New buildings for agricultural, agriculture-related or on-farm diversified uses are not required to undertake a natural heritage or hydrologic evaluation if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature [GBP, 3.2.5(7)]



# Support agriculture

Possibility grows here.

- Ensure proposed reduced setbacks for agricultural operations do not reduce overall water quality
  - ~ Within the Niagara Peninsula Tender Fruit and Grape Area, new buildings for agriculture, agriculture-related and on-farm diversified uses are allowed within 30 metres of permanent and intermittent streams, where the stream also functions as a provincially-mapped agricultural swale, roadside ditch or municipal drain and a minimum 15 metre vegetation protection zone is established [GBP, 3.2.5(8)]
- Require Agricultural Impact Assessments for aggregate and infrastructure proposals
  - ~ AIs are required for all infrastructure [GBP, 4.2.1(2)(g)] and *new* aggregate operations [GBP, 4.3.2(4)] proposed in prime agricultural areas
- Need to change taxation policies that incent municipalities to convert land from agriculture to urban
  - × **Not addressed in the Plans**
- Increase protection of farmland by prohibiting commercial and non-commercial fill operations from all areas of the Greenbelt
  - × **Not addressed in the context of farmland**
  - ~ A few policies on the reuse, storage and processing of excess soil



# Protect GGH water sources

Possibility grows here.

- Ensure that population forecasts and growth policy direction take into account the watershed's carrying capacity
  - ~ Not addressed at the population forecast level. There are policies requiring that municipalities do watershed planning [GBP, 3.2.3] and ensuring that new proposals do not negatively impact the water resource system, including the quality and quantity of water [GBP & GP, multiple locations]
- Ensure that extension/expansion of Great Lakes-based water and sewer systems are only permitted when criteria including failed services and protecting public health are met
- ✓ Municipalities will not be permitted to extend services from a Great Lakes source unless:
  - ✓ is required for reasons of public health and safety,
  - × in the case of an upper- or single-tier municipality with an urban growth centre outside of the Greenbelt Area, the need for the extension has been demonstrated; OR
  - ~ the extension had all necessary approvals as of July 1, 2017 and is only to service delineated growth [GP, 3.2.6(3)]



# Climate change

Possibility grows here.

- Strengthen climate change policies (eg 'require' and 'shall')
- ✓ Climate change is a new central vision of the GBP [GBP, 1.2.1]. Climate change considerations have been integrated into the Agricultural System, Natural Heritage System and Water Resource System, as well as into planning and growth management [GBP, 1.2.2(6)]
- ✓ It is also a Guiding Principle in the GP [GP, 1.2.1]. Climate change adaptation and greenhouse gas reduction goals will be identified in official plans and implemented through the development of climate change strategies, greenhouse gas inventories and phased reduction targets which support provincial targets [GP, 4.2.10]
- Require municipalities to develop GHG inventories, emission reduction strategies and publish performance targets and metrics annually
- ~ Municipalities are encouraged to develop greenhouse gas inventories; and establish municipal interim and long-term emission reduction targets and monitor and report on progress [GP 4.2.10(2)]
- Dedicate cap and trade revenues to land securement and enhancement programs, private land stewardship incentive programs, as well as investment in public transit, energy efficient buildings and living green infrastructure
- × Not addressed as the government is only responding to changes required in the Plans themselves
- Targets and timelines to increase forest cover to 30%
- × Not addressed in the Plans





Possibility grows here.

# Stop sprawl and support smart growth

- Increase GP intensification and density targets to 60% and 80 r+j/ha, respectively
- ✓ Intensification targets increased from 40% to 60% [GP, 2.2.2], and greenfield density rates increased from 50 to 80 people and jobs per hectare [GP, 2.2.7]
- ~ Eligible net-outs for density targets are listed, but include more land uses than we had hoped (e.g. cemeteries and employment lands) [GP, 2.2.7(3)]
- × Targets are phased in to 2031 and 2041 (See next slide)
  
- New minimum density targets lands around near/transit hubs and corridors, higher than those proposed
- ✓ New major transit station area targets for subways, LRT/BRT and GO Transit rail network, as proposed [GP, 2.2.4(3)]
  
- Do not allow municipal exemptions to GP targets and introduce incentives and consequences for the achievement of targets
- × Requests for alternative targets can be made by both inner and outer ring municipalities, with stricter requirements including a Council motion and a transparent public consultation [Stakeholder Technical Briefing, s. 63]





Possibility grows here.

# Stop sprawl and support smart growth

## Intensification Targets (Residential Uses Only) [GP, 2.2.2]

	Now	At the next MCR (2022 at the latest)	<u>2031</u> and Onwards
Target	40% or based on Official Plans in effect as of July 2017	50%	60%
Alternative Targets	n/a	Available to <b>All</b> municipalities upon meeting specific criteria	Available to <b>Outer Ring</b> municipalities upon meeting specific criteria
Applies to	Single/Upper municipalities (meaning lower tier municipalities may have targets that are lower/higher)		
Measured	Annually, within the delineated built up area		



Possibility grows here.

# Stop sprawl and support smart growth

## Designated Greenfield Area Density Targets (Residents + Jobs) [GP, 2.2.7]

		Now	At the next MCR (2022 at the latest)	2041 and Onwards
Inner Ring Municipalities	Approved and/or Built DGA	50 r+j /ha, or based on Official Plans in effect as of July 2017	60 r+j/ha but alternative target requests permitted upon meeting specific criteria	80 r+j /ha
Outer Ring Municipalities	All DGA	50 r+j /ha, or based on Official Plans in effect as of July 2017	80 r+j /ha but alternative target requests permitted upon meeting specific criteria	80 r+j /ha but alternative target requests permitted upon meeting specific criteria
Applies to	Single/Upper municipalities (lower tier municipalities can continue to have their own individual targets)			
Measured	Over the entire DGA excluding natural heritage features and areas, natural heritage systems and floodplains, certain right-of-ways, employment areas and cemeteries			



Possibility grows here.

# Stop sprawl and support smart growth

- Freeze urban boundaries for 10 years
- × Expansions are allowed, but with stricter criteria including a justification and feasibility given availability of infrastructure and avoidance of NHS, key hydrological areas and prime agricultural areas [GP, 2.2.8(2) & (3)]
- Restrict greenfield development in rural communities and link growth with existing infrastructure capacity
- ✓ GP is taking an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area [GP, 2.1]
- Clarify and simplify the Land Needs Assessment methodology, and create a layperson's guide to LNA
- ~ Minister will establish a standard methodology for land needs assessment [GP, 5.2.2(1)(c)]
- Ensure use of the most up to date census data to inform
- × Not addressed in the Plans



Possibility grows here.

# Implementation

- Require all municipalities to monitor and report yearly on implementation
- ~ Municipalities will be required to monitor and report on Plan implementation to the province [GP, 5.2.6(2)]
- Establish a provincially-funded body (such as an NEC-style commission) in legislation to oversee the implementation
- Mandate the new oversight body to bring forward revised performance indicators
- Greater inter-ministerial coordination and intergovernmental collaboration
- Create resources highlighting local and international smart growth best practices and design
- Create small catalytic provincial implementation grant program for local communities initiatives
- x Not addressed in the Plans



Possibility grows here.

# **OGA All Member Meeting**

## **Key Amendments to ORMCP and NEP**

June 28, 2017





# ORMCP Key Policy Changes

Possibility grows here.

- Agricultural Viability
  - Harmonization with PPS – new definitions and uses (agricultural uses, on-farm diversified uses, agriculture-related uses)
  - Agricultural Impact Assessments – required for infrastructure and mineral aggregate operations, ensure non-agricultural uses avoid or minimize and mitigate impacts on agricultural operations
  - Protection zones reduced – All agriculturally related activities, regardless of footprint – manure storage, barns, farm accommodation, small-scale industrial/commercial – now permitted in minimum area of influence of key natural and hydrologic features (30-120 metres) with no environmental study requirements







Possibility grows here.

# ORMCP Key Policy Changes

- Urban Elements
  - Settlement Area Boundary Freeze Lifted in favour of a municipal comprehensive review process (harmonized with Growth Plan 2.2.8) (i.e. not every 10 years)
  - Prohibit expansions of Rural settlement areas, i.e., Hamlets (minor infill only)
  - Green infrastructure definition overly broad - includes natural and human-made elements that are now permitted within the ORM's NHS (natural linkage areas)





# ORMCP Key Policy Changes

Possibility grows here.

- Infrastructure and Fill
  - Definitions expanded to harmonize with PPS, i.e., waste management systems, electrical generation facilities
  - Better coordination between infrastructure planning and land-use planning and supported by expanded framework of studies, i.e., watershed planning, climate change considerations, low impact development etc.
  - New excess soil and fill policy – does not address an restrictions within ORM's NHS
- Monitoring
  - Provincial leadership eroded in ecological and performance monitoring



Possibility grows here.

# ORMCP Land Use Designation Mapping

- Changes to reflect grandfathered and transitioned matters (e.g. North Leslie).
- Changes to incorporate and update settlement area boundary mapping from initial municipal official plan conformity exercise
- General updating and housekeeping changes to base map information – what's the significance?





# NEP Key Policy Changes

Possibility grows here.

- Clarify agricultural related use policies and on-farm diversified uses, while including size requirements and providing flexibility where uses and operations are compatible with the site and the surrounding landscape. [NEP, 2.8.6 & 2.8.7]
- Updated and refined policies to recognize key natural heritage features and key hydrologic features, including vegetation protection zones [NEP, 2.6 & 2.7]
- Acknowledges requirements for endangered and threatened species [NEP, 2.6 & 2.7]
- Improves harmonization of definitions and policy approaches with the PPS and the other provincial land use Plans. [NEP, 2.6 & 2.7]





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# NEP Land Use Designation Mapping

The land use designations and mapping have been updated from the 1985 data source using current data to reflect the current landscape.

Changes to final NEP maps are:

- Increased lands designated as Escarpment Natural and less as Escarpment Protection and Escarpment Rural;
- Expanded Escarpment Natural designation criteria to include all provincially significant wetlands;
- Outliers not included in the designation criteria or definition of Escarpment Related Landforms;
- The original Escarpment Brow used for mapping purposes; and
- Consistent mapping of significant valleylands as established by NEC procedures





# NEP Site-Specific Amendments

Possibility grows here.

Amendment applications to permit urban uses and applications to re-designate lands as Minor Urban Centre, Urban Area or Escarpment Recreation Area may only be made during the review of the Niagara Escarpment Plan.

- Over 60 submissions received
- 19 approved
- 33 refused
- 11 deferred up to two years + 1 deferred for a shorter term



**Thank you!**