



## **Creating Vibrant, Complete Communities in the Greater Golden Horseshoe**

*Updated Land Use Plans to Protect Quality of Life for Generations to Come*

May 18, 2017 9:00 A.M.

Ontario has released four updated land use plans that will help grow the Greater Golden Horseshoe (GGH) in a way that protects the environment, while creating vibrant communities that are healthy and sustainable.

The changes to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are the latest step in the government's reform of Ontario's land use planning system. The plans work together to:

- Build compact, complete communities with a diverse range of housing options that better connect transit to where people live and work
- Retain and attract jobs
- Support a thriving and productive agri-food sector
- Strengthen protections for our natural heritage and water resource systems and reduce greenhouse gas emissions
- Provide public open spaces for recreation and enjoyment
- Help municipalities better prepare to minimize the negative impacts from a changing climate, such as more frequent and intense storms and flooding.

These updated plans will help ensure growth in the Greater Golden Horseshoe that is sustainable by making more efficient use of land, resources and infrastructure to reduce sprawl, protect farmland, water and natural resources, and promote better-designed communities that support a high quality of life for everyone living in the region.

Building complete communities and protecting the Greenbelt is part of the government's plan to create jobs, grow our economy and help people in their everyday lives.

### **QUOTES**

" This region will continue to experience a lot of growth in the coming years, so we need to be wise about the way we plan and build our communities. These revised plans provide a smarter approach — by making more efficient use of land, resources and infrastructure — so that we can protect our environment, preserve precious farmland, boost our economy, address climate change and develop smart, sustainable, transit-supportive communities."

**APPENDIX I** **6.12 - 13**  
**AN ASSESSMENT OF COORDINATED LAND USE PLANNING REVIEW OUTCOMES**

- Bill Mauro

Minister of Municipal Affairs

" The updated Niagara Escarpment Plan will help shape the future of this world-renowned region for the next ten years, continuing the legacy of the Niagara Escarpment as a great place for Ontarians to enjoy."

- Kathryn McGarry

Minister of Natural Resources and Forestry

" These plans provide a framework for future growth in the Greater Golden Horseshoe. I congratulate the government for the work it has done. These changes will help curb sprawl, encourage the development of more complete communities, support more productive agriculture and put the region on a course to more sustainable growth."

- David Crombie

Chair of Advisory Panel

## **QUICK FACTS**

- The Greater Golden Horseshoe is forecasted to grow by approximately 4 million people over the next 25 years and will be home to more than 13.5 million people, working in 6.3 million jobs by 2041.
- The updated plans are the result of almost two years of consultation and study.
- The updated plans build on the Provincial Policy Statement to establish a unique land-use planning framework for the GGH that supports complete communities, a thriving economy, a clean and healthy environment and social equity.
- Other reforms to the land use planning system include releasing an updated [2014 Provincial Policy Statement](#), reforming the Planning Act and Development Charges Act through the [Smart Growth for Our Communities Act](#) and [proposed reforms to the Ontario Municipal Board](#).

## **LEARN MORE**

- [Review the updated plans, read about the process used to develop them and compare them to the previous versions](#)
- [Learn about the Niagara Escarpment Commission](#)

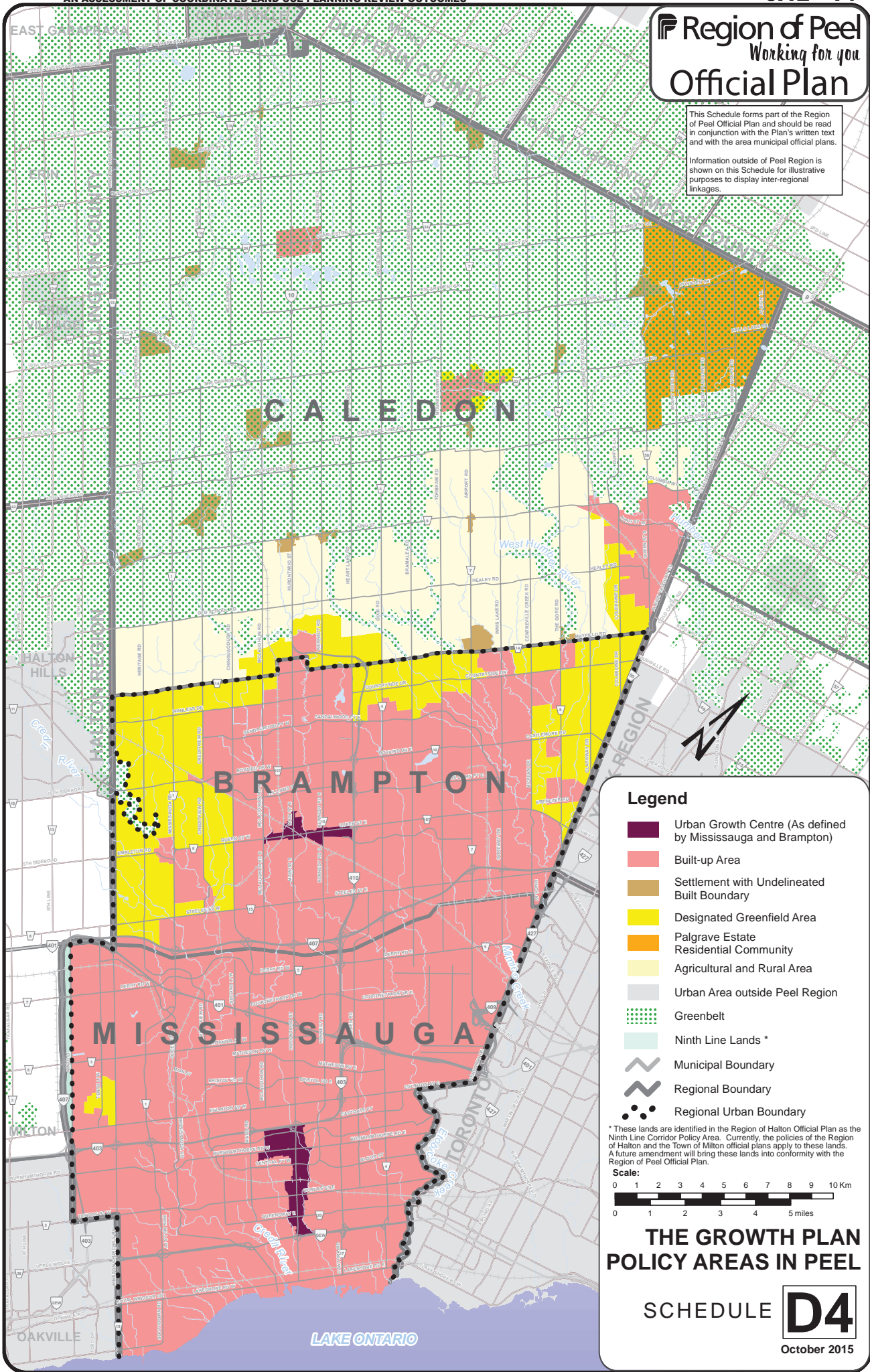
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This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

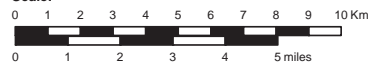


**Legend**

- Urban Growth Centre (As defined by Mississauga and Brampton)
- Built-up Area
- Settlement with Undelineated Built Boundary
- Designated Greenfield Area
- Palgrave Estate Residential Community
- Agricultural and Rural Area
- Urban Area outside Peel Region
- Greenbelt
- Ninth Line Lands \*
- Municipal Boundary
- Regional Boundary
- Regional Urban Boundary

\* These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.

**Scale:**



**THE GROWTH PLAN  
POLICY AREAS IN PEEL**

SCHEDULE

**D4**

October 2015

LAKE ONTARIO

- b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.
3. To support the achievement of *complete communities*, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.
  4. Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for *intensification* and *redevelopment*.
  5. When a *settlement area* boundary has been expanded through a *municipal comprehensive review* in accordance with the policies in subsection 2.2.8, the new *designated greenfield area* will be planned based on the housing strategy developed in accordance with policies 2.2.6.1 and 2.2.6.2.

## 2.2.7 Designated Greenfield Areas

1. New *development* taking place in *designated greenfield areas* will be planned, designated, zoned and designed in a manner that:
  - a) supports the achievement of *complete communities*;
  - b) supports *active transportation*; and
  - c) encourages the integration and sustained viability of transit services.
2. The *designated greenfield area* of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare.
3. The minimum density target will be measured over the entire *designated greenfield area* of each upper- or single-tier municipality, excluding the following:
  - a) *natural heritage features and areas*, natural heritage systems and floodplains, provided *development* is prohibited in these areas;
  - b) rights-of-way for:
    - i. electricity transmission lines;
    - ii. *energy transmission pipelines*;

- iii. freeways, as defined by and mapped as part of the Ontario Road Network; and
  - iv. railways;
  - c) *employment areas*; and
  - d) cemeteries.
4. For upper- and single-tier municipalities in the *inner ring*, policy 2.2.7.2 does not apply to *designated greenfield areas* identified in official plans that are approved and in effect as of July 1, 2017. Where policy 2.2.7.2 does not apply:
- a) the minimum density target contained in the applicable upper- or single-tier official plan that is approved and in effect as of that date will continue to apply to these lands until the next *municipal comprehensive review* is approved and in effect. Until that time:
    - i. the density target will continue to be measured across all lands that were subject to the original target that is approved and in effect; and
    - ii. the municipality will document actions taken to increase the planned density of these lands, where appropriate;
  - b) through the next *municipal comprehensive review*, these lands will be planned to achieve within the horizon of this Plan, a minimum density target that will:
    - i. be measured in accordance with policy 2.2.7.3;
    - ii. constitute an increase in the planned density of the lands over which it is measured; and
    - iii. not be less than 60 residents and jobs combined per hectare;
  - c) council may request an alternative to the target established in policy 2.2.7.4 b) iii) through the next *municipal comprehensive review*, where it is demonstrated that the alternative target will:
    - i. not be less than the minimum density target in the official plan that is approved and in effect;
    - ii. reflect documented actions taken to increase planned densities in accordance with policy 2.2.7.4 a) ii);
    - iii. achieve a more *compact built form* that supports existing or planned transit and *active transportation* to the horizon of this Plan;
    - iv. account for existing and planned *infrastructure, public service facilities*, and capital planning;

- v. account for lands built and planning matters that are approved and in effect;
  - vi. support the diversification of the total range and mix of housing options in *designated greenfield areas* to the horizon of this Plan, while considering the community character; and
  - vii. support the achievement of *complete communities*; and
- d) the Minister may permit an alternative to the target established in policy 2.2.7.4 b). If council does not make a request or if the Minister does not permit an alternative target, the target established in policy 2.2.7.4 b) applies to these lands.
5. For upper- and single-tier municipalities in the *outer ring*, the minimum density target for *designated greenfield areas* contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply until the next *municipal comprehensive review* is approved and in effect.
6. For upper- and single-tier municipalities in the *outer ring*, council may request an alternative to the target established in policy 2.2.7.2 through a *municipal comprehensive review* where it is demonstrated that the target cannot be achieved and that the alternative target:
- a) will maintain or improve on the minimum density target in the official plan that is approved and in effect as of July 1, 2017;
  - b) will achieve a more *compact built form* to the horizon of this Plan that is appropriate given the characteristics of the municipality and adjacent communities; and
  - c) is appropriate given the criteria identified in policy 2.2.7.4 c), with the exception of policies 2.2.7.4 c) i and vii.
7. The Minister may permit an alternative to the target established in policy 2.2.7.6. If council does not make a request or the Minister does not permit an alternative target, the target established in policy 2.2.7.2 will apply.

## 2.2.8 Settlement Area Boundary Expansions

1. *Settlement area* boundaries will be delineated in official plans.
2. A *settlement area* boundary expansion may only occur through a *municipal comprehensive review* where it is demonstrated that:
  - a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through *intensification* and in the *designated greenfield area*:

municipalities to assess the quantity of land required to accommodate forecasted growth to the horizon of this Plan.

6. Based on a land needs assessment undertaken in accordance with policy 2.2.1.5, some upper- and single-tier municipalities in the *outer ring* will determine that they have *excess lands*. These municipalities will:
  - a) determine which lands will be identified as *excess lands* based on the hierarchy of *settlement areas* established in accordance with policy 2.2.1.3; and
  - b) prohibit *development* on all *excess lands* to the horizon of this Plan.

## **2.2.2 Delineated Built-up Areas**

1. By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the *delineated built-up area*.
2. By the time the next *municipal comprehensive review* is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the *delineated built-up area*.
3. Until the next *municipal comprehensive review* is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.
4. All municipalities will develop a strategy to achieve the minimum intensification target and *intensification* throughout *delineated built-up areas*, which will:
  - a) encourage *intensification* generally to achieve the desired urban structure;
  - b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
  - c) identify *strategic growth areas* to support achievement of the intensification target and recognize them as a key focus for development;
  - d) ensure lands are zoned and development is designed in a manner that supports the achievement of *complete communities*;
  - e) prioritize planning and investment in *infrastructure* and *public service facilities* that will support *intensification*; and
  - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

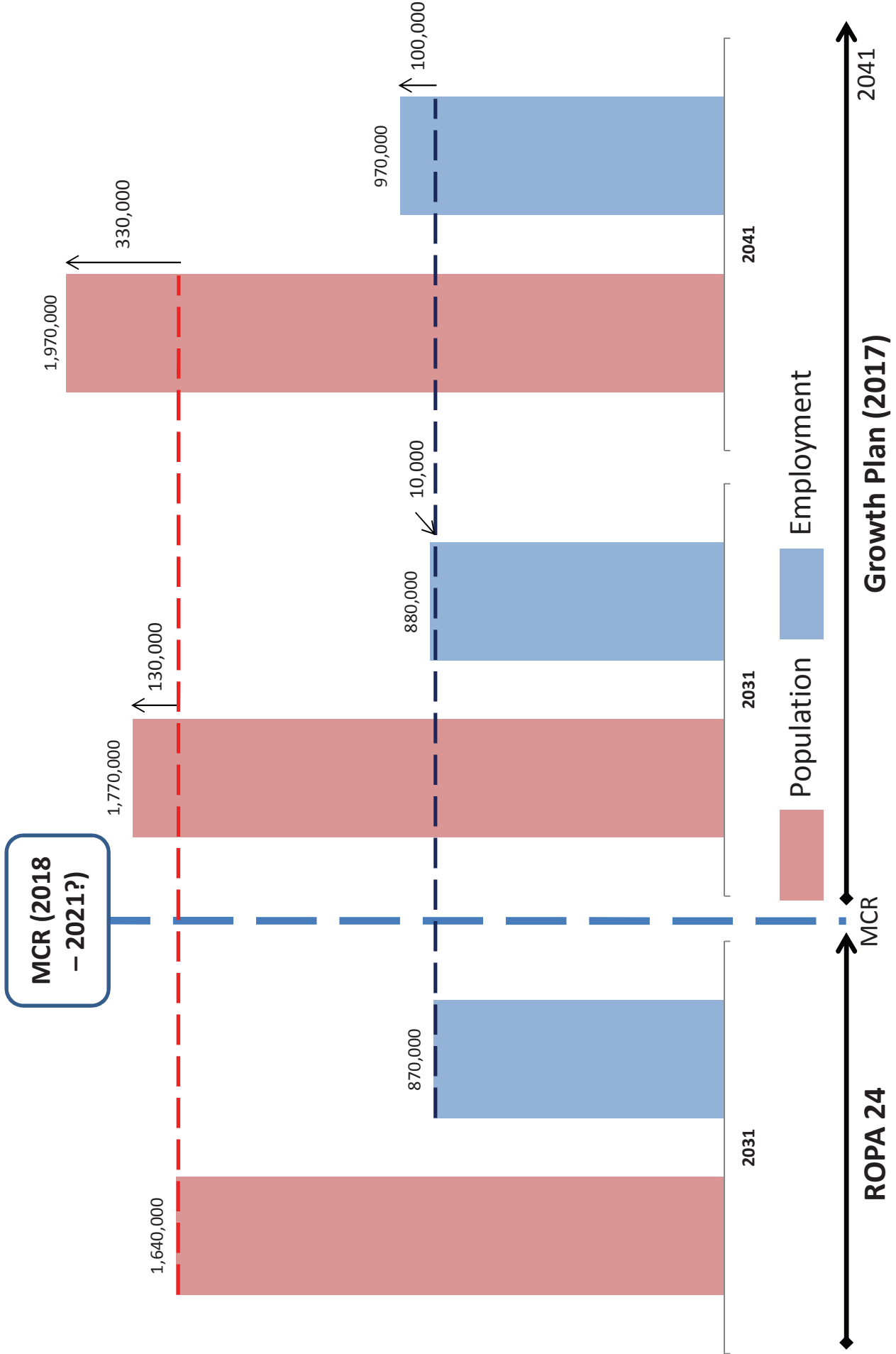
5. For upper- and single-tier municipalities, council may request an alternative to the target established in policy 2.2.2.2 through the next *municipal comprehensive review* where it is demonstrated that this target cannot be achieved and that the alternative target will:
  - a) maintain or improve on the minimum intensification target in the official plan that is approved and in effect;
  - b) be appropriate given the size of the *delineated built-up area*;
  - c) account for existing *infrastructure, public service facilities*, and capital planning;
  - d) account for existing planning approvals and other related planning studies;
  - e) consider the actual rate of *intensification* being achieved annually across the upper- or single-tier municipality;
  - f) support diversification of the total range and mix of housing options in *delineated built-up areas* to the horizon of this Plan, while considering anticipated demand;
  - g) account for lands where development is prohibited or severely restricted; and
  - h) support the achievement of *complete communities*.
6. For upper- and single-tier municipalities in the *outer ring*, council may request an alternative to the target established in policy 2.2.2.1 through a *municipal comprehensive review* where it is demonstrated that target cannot be achieved and that the alternative target is appropriate given the criteria in policy 2.2.2.5.
7. The Minister may permit an alternative to the target established in policies 2.2.2.1 and 2.2.2.2. If council does not make a request or the Minister does not permit an alternative target, the targets established in policies 2.2.2.1 and 2.2.2.2 will apply accordingly.

### 2.2.3 Urban Growth Centres

1. *Urban growth centres* will be planned:
  - a) as focal areas for investment in regional *public service facilities*, as well as commercial, recreational, cultural, and entertainment uses;
  - b) to accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;
  - c) to serve as high-density major employment centres that will attract provincially, nationally, or internationally significant employment uses; and



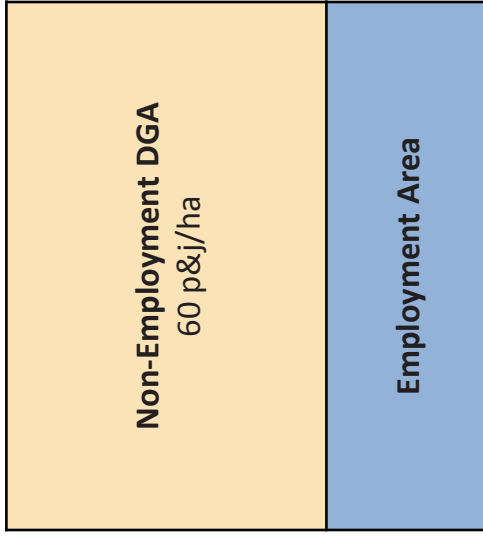
# Population and Employment Targets



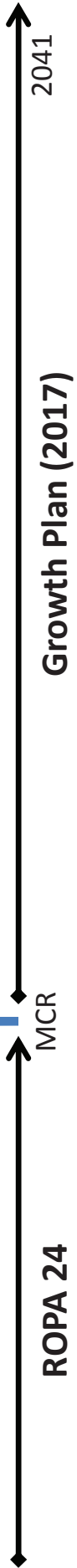
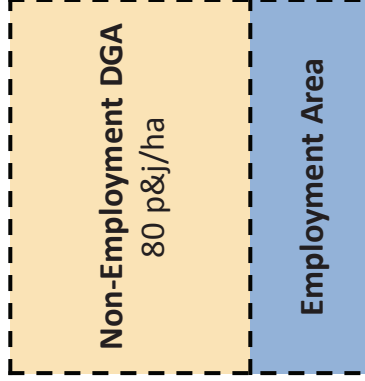
# Regional Designated Greenfield Area Densities –

(people & jobs per hectare)

MCR (2018  
 – 2021?)



+



# Regional Residential Intensification Rates

(% of new units within built boundary)

