



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Bronwyn Parker, Manager of Planning Policy

DATE: May 21, 2019

REPORT NO.: PLS-2019-0039

RE: 2019 Growth Plan – “A Place to Grow”

RECOMMENDATION:

THAT Report PLS-2019-0039 regarding the 2019 Provincial Growth Plan, “A Place to Grow” be received for information;

AND THAT staff be authorized to continue to review and evaluate the cumulative impacts of the revised Provincial Growth Plan as it relates to the suite of proposed draft legislation regarding the land use planning system in Ontario;

AND FURTHER THAT staff report back to Council regarding comments specific to the Provincially Significant Employment Zones mapping as it relates to the Town of Halton Hills

AND FURTHER THAT the Town Clerk forward a copy of Report PLS-2019-0039 to the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

BACKGROUND:

On February 27, 2019, report PLS-2019-0016 was endorsed by Council which summarized and provided comments on the Proposed Amendment No. 1 to the 2017 Provincial Growth Plan. That report is attached to PLS-2019-0039 as Appendix 2.

Comments on the Proposed Amendment were received by the Province over a 45 day commenting window, which closed on February 28, 2019.

Amendment No. 1 has now been finalized and consolidated by the Province into “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” which took effect on May 16, 2019.

COMMENTS:

On May 2, 2019, the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” report was released by the Ministry of Municipal Affairs and Housing. It has been identified as an action plan aimed at tackling Ontario’s housing shortfall, which is expected to facilitate expedited construction and increased supply of various forms of housing across the Province.

A Place to Grow is billed as addressing the needs of the Greater Toronto Area’s growing population, diversity, people and local priorities. Specifically, the Province identifies that the new Growth Plan will:

- Provide more flexibility for municipalities to respond to local needs,
- Increase housing supply at a faster rate,
- Attract new investments and jobs,
- Make the most of transit investments, and
- Protect important environmental and agricultural assets

Report PLS-2019-0016 focussed on eight key comment areas, providing a discussion and recommendation on each. The chart attached to this report as Appendix 1 highlights the themes or comment areas, identifying to what extent the Town’s observations and recommendations were taken into consideration in the final version of A Place to Grow.

A key recommendation made by the Town related to supporting Settlement Area Boundary Expansions outside of the Municipal Comprehensive Review process. The recommendation from report PLS-2019-0016 requested that the Minister take the necessary steps to support the final approval of ROPA 47 (the Premier Gateway Lot 2 Replacement Employment lands at the Regional level) including the re-phasing of the portion of the Hodero lands outside of GTA West Corridor Protection in a timely fashion. This recommendation has partially been addressed by the Province, as a special transition regulation supporting ROPA 47 has been proposed.

The proposed transition regulation (ERO posting No. 019-0018) provides that ROPA 47 be subject to the Growth Plan 2019 with the exception of policy 2.2.8.6, which limits Settlement Area Boundary Expansions to 40 hectares in total size. Staff will be providing a direct response to the Province prior to June 1, 2019 supporting the proposed ROPA 47 transition regulation, and also requesting that the related local Official Plan Amendment (OPA 30) be transitioned in a similar manner.

It is important to note that the Provincially Significant Employment Zones, while refined through the revisions to A Place to Grow, are not yet entirely finalized. In a letter dated May 15, 2019, Minister Clark provided additional clarification regarding PSEZs, identifying that municipal requests for reconsideration regarding identification of lands within the PSEZs may be submitted along with supporting planning information and a Council endorsed letter to the Minister identifying the rationale for the proposed change(s) to the PSEZ mapping. Town staff intends to continue to evaluate the

proposed changes to the PSEZ mapping and bring forward a report to Council in the near future regarding the identification of PSEZs within the Town of Halton Hills.

RELATIONSHIP TO STRATEGIC PLAN:

The Town's Strategic Plan contains Goals and Strategic Directions related to growth management, among others. This report is directly related to each of those Strategic Directions including:

- A.1 To promote an adequate supply of housing and range of housing choices to meet the needs of present and future residents, including affordable, accessible and seniors housing.
- C.1 To ensure an adequate supply of employment lands to provide flexibility and options for the business community and provide a range of job opportunities.
- C.4 To protect strategic employment lands from conversions to non-employment uses.
- C.5 To aggressively promote all of the Town's employment areas, including the opportunities provided by the 401/407 Employment Corridor.
- E.2 To recognize, protect, and enhance the established network of rural settlement areas that support and contribute to the countryside character of the Town.
- G.1 To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its rural character.
- G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.
- G.8 To promote the identification of strategic employment land reserves to accommodate employment growth beyond 2031.
- G.10 To promote intensification and affordable housing in appropriate locations within the Town.
- I.1 Support Council and staff participation in efforts to advocate for issues important to the Halton Hills community
- I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives.

FINANCIAL IMPACT:

There is no immediate financial impact associated with this report.

CONSULTATION:

The CAO and staff in Economic Development and Strategic Planning were consulted during the preparation of this report. Given the direct link to Report ADMIN-2019-2021 regarding proposed Bill 108, staff from Corporate Services and Recreation and Parks were also included in discussions.

PUBLIC ENGAGEMENT:

There is no public engagement associated with or required for purposes of preparing this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are linked to the Economic, Environmental and Social Pillars. The alignment of this report with the Community Sustainability Strategy is Good.

COMMUNICATIONS:

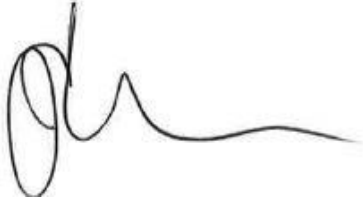
A copy of this report will be forwarded to the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

CONCLUSION:

Report PLS-2019-0039 provided a summary of the newly released Growth Plan for the Greater Golden Horseshoe, entitled A Place to Grow, which came into effect on May 16, 2019. The changes made to the Growth Plan have been evaluated based on comments provided to the Ministry of Municipal Affairs and Housing by the Town regarding proposed Amendment No. 1, and the local impacts of the proposed changes. As is summarized in the chart appended to this report, several of the Town's comments were supported and incorporated into the final Growth Plan.

In addition, the Town still has an opportunity to further comment on the location and delineation of the Provincially Significant Employment Zones as identified by A Place to Grow. Town staff intends to complete additional review and evaluation of these PSEZs and report back to Council with proposed recommendations to submit to the Minister in the coming weeks.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to be 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, Chief Administrative Officer