

## REPORT

**REPORT TO:-** Mayor Bonnette and Members of Council

**REPORT FROM:** Steve Burke, MCIP, RPP, Manager of Planning Policy

**DATE:** June 25, 2018

**REPORT NO.:** PLS-2018-0063

**RE:** Proposed Provincial Intensification/Density Targets and Municipal Comprehensive Review Guidelines - HAPP Joint Submission

### RECOMMENDATION:

THAT Report No. PLS-2018-0063 dated June 25, 2018, regarding the Halton Area Planning Partnership (HAPP) Joint Submission on the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines, be received;

AND FURTHER THAT Council formally endorse the positions presented in this report and the Joint Submission dated June 19, 2018, (attached as Schedule A to this report) from the HAPP to the Ministry of Municipal Affairs regarding the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of Municipal Affairs, the Region of Halton, the City of Burlington and the Towns of Oakville and Milton.

### BACKGROUND:

On March 21, 2018 the Ministry of Municipal Affairs released a pair of guidance documents for public review and input:

- Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: Application of the Intensification and Density Targets; and,
- Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: The Municipal Comprehensive Review Process.

The Guidance Documents are intended to provide additional interpretation of the respective policies of the Growth Plan (2017), building upon the Draft Guidance document entitled Methodology for Land Needs Assessment for the Greater Golden

Horseshoe. This latter guidance document was the subject of an earlier HAPP Joint Submission that was the subject of Report PLS-2018-0019. The documents are intended to assist upper tier municipalities (i.e. Region of Halton) in conducting municipal comprehensive reviews (i.e. Region Official Plan Review), and all municipalities in applying the intensification and density targets of the Growth Plan.

The Halton Area Planning Partnership has reviewed the draft guidance documents and prepared a Joint Submission which has been sent to the Ministry to meet the commenting deadline set by the Ministry.

### **COMMENTS:**

In general HAPP has requested that clarification be provided in the guidance documents on their status in relation to achieving conformity with the Growth Plan, 2017. The Local Planning Appeal Tribunal (LPAT) requires that appeals to official plans be based on whether official plans are in conformity with the Provincial Plans. While the test may be clear when considering the Provincial Plans themselves, the role and status of the guidance documents is less certain, with respect to how they will be interpreted as part of the conformity test.

HAPP requests that the supplementary guidance documents provided by the Province not be given status that would require their consideration as part of the conformity test. In addition, HAPP requests that more flexibility be available to municipalities when implementing the various targets of the Growth Plan (2017). This request includes recognition that each municipality has a specific set of local conditions, and that this local context and the local official plans must be taken into account when implementing the Growth Plan (2017).

### **Application of the Intensification and Density Targets:**

With respect to the guidance document on the application of intensification and density targets, specific comments are included in the Joint Submission relating to:

- Overlapping minimum density targets for Urban Growth Centres, Strategic Growth Areas and Major Transit Station Areas on ***priority transit corridors***;
- Achievement of the Urban Growth Centre minimum density target;
- Information requirements to assess proposed alternative minimum density targets for Major Transit Station Areas; and,
- Consistent application of the methodology to exclude vegetation protection zones and/or buffers from the minimum density calculation for Designated Greenfield Areas.

It is important to note that there are no designated Urban Growth Centres in Halton Hills, and while both the Acton and Georgetown GO station areas are Major Transit Station Areas in which intensification is to be focused, they are not situated on a ***priority transit corridor***, and therefore the minimum density targets in the Growth Plan do not currently apply. The Town has provided comments to the Province with respect

to both the Growth Plan and the Metrolinx Regional Transportation Plan, advocating that the Kitchener-Waterloo GO line status as a ***priority transit corridor*** be extended from Mount Pleasant GO station in Brampton to Kitchener-Waterloo.

### **Municipal Comprehensive Review Process:**

With respect to the guidance document on the municipal comprehensive review process (MCR), specific comments are included in the Joint Submission relating to:

- Providing transition policies for the implementation of the Provincial Natural Heritage System (NHS) and Agricultural System mapping into local Official Plans (i.e. Halton Hills) to allow the mapping to first be addressed through the Regional Official Plan Review;
- The participation of Provincial staff in the MCR (i.e. Region Official Plan Review) process.

The issue of transition for the Provincial NHS and Agricultural System mapping was addressed in Report PLS-2018-0054, which outlined staff concerns in the context of the ongoing Rural Policy and Zoning Review.

With respect to the participation of Provincial staff, HAPP appreciates the intention of the Province to participate in the MCR process, but the degree of proposed participation is significant and HAPP is concerned that this will result in delays in the MCR process.

Therefore, in order to streamline the process and ensure timely participation by the Province, HAPP has requested the following additional information from the Province:

- Timelines for Provincial review processes;
- Direction for proper packaging and timing of submissions;
- Provincial staff contacts identified for each upper-tier process; and
- Clarification on requirements for First Nations / Metis consultation.

This will assist municipalities in understanding the time, staff resourcing and budgetary requirements to efficiently complete the MCR.

### **RELATIONSHIP TO STRATEGIC PLAN:**

This report relates directly Strategic Direction I: Provide Responsive, Effective Municipal Government, the Goal to provide strong leadership in the effective and efficient delivery of municipal services, and the following Strategic Objectives:

- I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives.
- I.7 To foster a greater understanding of the Town's roles and responsibilities and relationships with other orders of government.

### **FINANCIAL IMPACT:**

There are no financial impacts resulting from this report.

**CONSULTATION:**

The Joint Submission is the result of consultation between the Halton Area Planning Partners, represented by Planning staff from the Region of Halton, City of Burlington and Towns of Oakville, Milton and Halton Hills.

**PUBLIC ENGAGEMENT:**

The Province placed the Draft Guidelines on the EBR Registry on March 21, 2018 for public input. The Registry facilitates the public review and comment on proposed legislation, policies and guidelines. The original deadline for comments was extended to June 19, 2018. The HAPP Joint Submission has been submitted to the Ministry to meet the deadline, subject to endorsement by Council.

**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 relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation? N/A

Which pillar(s) of sustainability does this report support? N/A

In Summary, the Sustainability Implications of this report are as follows: N/A

**COMMUNICATIONS:**

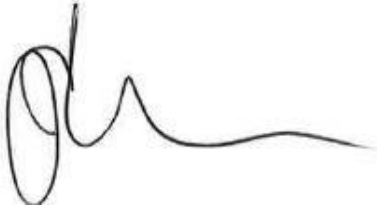
A copy of this report will be forwarded to the Ministry of Municipal Affairs, the Region of Halton, the City of Burlington and the Towns of Milton and Oakville.

**CONCLUSION:**

This report has outlined the contents of a HAPP Joint Submission prepared to address the Draft Provincial Guidance documents relating to the Application of Intensification and Density Targets and the Municipal Comprehensive Review Process.

It is recommended that Council formally endorse the positions presented in this report and the Joint Submission dated June 19, 2018, (attached as Schedule A to this report) from the HAPP to the Ministry of Municipal Affairs regarding the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines.

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, CAO