

Summary

Title:	New Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020
From:	Adrian Smith, RPP, Chief Planner and Interim Director
Lead department:	Public Works, Regional Planning and Growth Management Division
Prepared by:	Naheeda Jamal, Acting Manager and April Fang, Intermediate Planner
Date:	September 10, 2020
Subject Area:	Growth Plan Amendments

Purpose

The purpose of this memo is to provide a summary of the changes and preliminary implications for planning at the Region of Peel resulting from Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) and new Land Needs Assessment Methodology (in effect as of August 28, 2020).

Background

The Growth Plan is a consolidated statement of the government's policies to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. All planning related decisions are required to conform with the Growth Plan.

On June 16, 2020, the Province released proposed changes to the Growth Plan, including revised growth forecasts to the year 2051 and details of a new market-based Land Needs Assessment methodology. The Region submitted detailed staff level comments to the Province on July 31, 2020 (Provincial deadline), summarized in the September 10, 2020 report to Regional Council titled: *Comments on Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe*.

In the September 10th report, staff comments included support for the 2051 reference scenario, the need to continue protecting endangered and threatened species habitats; and requested an expedited release of the final Amendment #1 and Land Needs Assessment. The September 10th report also highlighted the proposed extension of the planning horizon from 2041 to 2051, without a change to the existing July 2022 Provincial conformity deadline for the Region's Official Plan Review and municipal comprehensive review. Further, staff noted the proposed framework to permit the conversion of Provincially Significant Employment Zones outside of a municipal comprehensive review, if the lands are within a Major Transit Station Area. Staff also expressed concerns that Schedule 3 forecasts may be set as minimums, and recommended a structured and documented approach to the Land Needs Assessment that outlines required steps, inputs and data sources to be utilized for each required component. The most recent Provincial direction adopts most of the Regional staff comments including support for the reference scenario.

Amendment 1 and Land Needs Assessment Methodology

On August 28, 2020, the Minister of Municipal Affairs announced approval of the Amendment 1 and the new market-based Land Needs Assessment methodology (now in effect). The Amendment allows municipalities to plan for growth over the long-term and the timely nature of the decision now allows Peel to incorporate the new planning horizon and growth allocations into our Official Plan Review and Municipal Comprehensive Review with certainty.

Amendment 1 carries over most of the changes contemplated in the previous proposed version. Key policy direction from the final Amendment #1 includes:

- Growth Plan Schedule 3 changes to population and employment forecasts confirm the extension of the planning horizon to the year 2051.
- Updated Schedule 3 reflects the **reference** forecast as follows for Peel:

Region of Peel					
2041 (Current)		Distribution of Population and Employment for the Greater Golden Horseshoe to 2051 (Reference)		2041(C) to 2051 Difference	
Population	Employment	Population	Employment	Population	Employment
1,970,000	970,000	2,280,000	1,070,000	310,000	100,000

- Confirmation of the approach that the Growth Plan Schedule 3 forecasts may be considered as minimums for planning and managing growth and higher forecasts may be established through the Municipal Comprehensive Review. However, these higher forecasts will not apply to Provincial ministries and agencies.
- New Land Needs Assessment Methodology that outlines required components to establish the amount of land required to accommodate growth to 2051. The new methodology introduces flexibility for municipalities and focuses on a market-based analysis.
- The July 1, 2022 deadline for conformity of official plans to the Growth Plan remains for upper and single-tier municipalities. For lower-tier municipalities, the deadline for conformity with the Growth Plan continues to be one year after the upper tier conformity amendment takes effect.

The associated documents and Environmental Registry of Ontario decision notices can be found on the Provincial EBR web site:

- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020) & ERO 019-1680
- Land Needs Assessment Methodology for the Greater Golden Horseshoe, 2020 & ERO 019-1679

NEXT STEPS

Staff will continue to review the above noted changes and identify implications to be incorporated into the existing Peel 2041+ Regional Official Plan Review work, the Growth Management Program, and other relevant initiatives. In addition, staff will continue to work with the local municipalities and stakeholders to communicate and collaborate on work associated with the new Schedule 3 and Land Needs Assessment Methodology Provincial changes.

The Provincial changes to the planning horizon and additional growth required to be accommodated in Peel has been anticipated. Regional Staff remain on track to report to Council on the results of the ongoing Peel 2041+ work in December 2020. However, some technical and policy elements of the work may be delayed as we carefully consider the final numbers for Peel and the newly approved Land Needs Assessment Methodology.